

APPLICATION TO REZONE
City of Rochester Hills

Applicant Ron Jona & Associates
 Address 29000 Inkster Road Southfield MI 48034
(Street) (City) (State) (Zip)
 Telephone 248.357.3600 Fax 248.357.3646 Email rjona@ronjona.com
 Applicant's Interest in Property Agent
 Property Owner(s) Speedway Super America, LLC
 Address 28001 Sitrin Drive Romulus MI 48174
(Street) (City) (State) (Zip)

PROPERTY CHARACTERISTICS:

Platted Lot Lot No. _____ Subdivision _____
 Acreage Parcel Parcel Identification No. 15-27-351-008

Location Northeast Corner of Auburn Rd. & Livernois Rd.
 Property Dimensions: Width at Road Frontage 173' Depth 247.91
 Total Area: Number of acres 0.838 Present use Auto fueling station

CHANGE OF ZONING:

B-5 Current Zoning B-1 Proposed Zoning

If rezoned, the property will be used for Retail Development

CHECK LIST:

These items must be provided to process this application:

- | | |
|---|---|
| <input type="checkbox"/> Location Map | <input type="checkbox"/> Environmental Impact Statement |
| <input type="checkbox"/> Deed restrictions or Certification that none exist | <input type="checkbox"/> Proof of Ownership or Interest in Property |
| <input type="checkbox"/> Statement indicating why change is requested | <input type="checkbox"/> Notarized letter from property owner indicating no objection |
| <input type="checkbox"/> Letter of Intent | <input type="checkbox"/> Filing Fee |

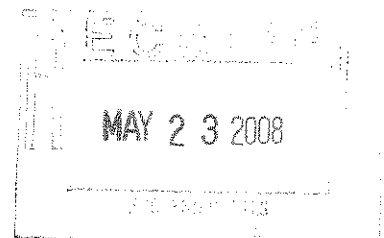
I hereby authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

Amy L. Wiley Real Estate Representative 5.22.08
(Signature of Property Owner) (Date)
Speedway Super America LLC

I certify that all of the above statements and those contained in the documents submitted are true and correct.

[Signature]
(Signature of Applicant) (Date)

For Official Use Only File No: _____ Escrow No: _____ Date: _____
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SPEEDWAY SUPER AMERICA L.L.C.
28001 SITRIN DRIVE
ROMULUS, MI 48174
PHONE 734 - 947 - 5543
FAX 734 - 947 - 5528

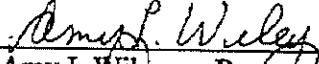
To Whom It May Concern,

As Real Estate Representative for SPEEDWAY SUPER AMERICA LLC,

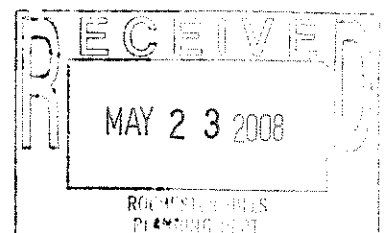
I am authorized to request the City of Rochester Hills rezone the property located at
990 Auburn Road, whose tax Identification Number is: 15 - 27 - 351 - 008, Rochester
Hills, Mi from B-5 to B-1.

If you have questions or need further information, please feel free to contact me at the
above phone number.

Respectfully submitted,



Amy L Wiley, as Representative
Speedway Super America LLC



05-456-MI-555

OAKLAND COUNTY TREASURERS CERTIFICATE
: HEREBY CERTIFY that there are no TAX LIENS or TITLES
held by the state or any individual against the within description
and all TAXES on same are paid for five years previous to the
date of this instrument as appears by the records in the office
except as stated.

LIBER 21218 PAGE 448

FEB 02 2000

C. HUGH DOHANY, County Treasurer
1.00 SLR Sec. 135, Act 208, 1893 as amended

79751
LIBER 21218 PAGE 448
\$13.00 DEED - COMBINED
\$2.00 REMONUMENTATION
\$.00 TRANSFER TX COMBINED
03/23/2000 10:07:18 A.M. RECEIPT# 22305
PAID & RECORDED - OAKLAND COUNTY
G. WILLIAM CADDELL, CLERK/REGISTER OF DEEDS

COVENANT DEED

KNOW ALL MEN BY THESE PRESENTS: That **TPI PETROLEUM, INC.**, a Michigan corporation, whose address is 6000 N. Loop 1640 W., San Antonio, Texas 78249-1112 ("Grantor") conveys to **MERCURY PETROLEUM, L.L.C.**, a Delaware limited liability company, whose address is 6000 N. Loop 1640 W., San Antonio, Texas 78249-1112 ("Grantee"), the premises described on Exhibit "A" hereto (hereinafter the "Premises") for good and valuable consideration the receipt of which is hereby acknowledged, subject to all matters of record, including, but not limited to building and use restrictions, easements of record, real estate taxes and assessments which are a lien upon the land, but not yet due and payable and the rights of tenants and licensees of record and to certain other matters set forth on Exhibit B.

Together with all and singular hereditaments and appurtenances thereunto belonging or in anywise appertaining. TO HAVE AND TO HOLD the said Premises unto Grantee and its assigns for the sole and only proper use, benefit and behoof of Grantee and its assigns, FOREVER.

Grantor herein does hereby covenant and agree that it has not heretofore done, committed or wittingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the Premises hereby granted, or any part thereof, is, shall or may be charged or encumbered in title, estate or otherwise, except as may be herein stated, and Grantor will warrant and defend marketable title to the Premises against all persons lawfully claiming from, through and under it, except as hereinabove stated.

~~REAL ESTATE TRANSFER TAX VALUATION AFFIDAVIT FILED~~

Grantor, insofar as it has the legal right to do so does further release, remise, and forever quitclaim unto Grantee, all of Grantor's right, title and interest, if any, in and to all roadways, streets, alleys, easements and rights of way adjacent to or abutting the Premises.

4P
R
E
FM

Grantor grants to the Grantee the right to make all legally feasible division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967. The Premises may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Grantor was formerly known as Total Petroleum, Inc., successor by merger to Total Properties, Inc., formerly known as Citrin Oil Co., formerly known as Metro Oil Co., a Michigan corporation.

D-710386.1

NU320853

15

O.K. - LG

RECEIVED
MAY 23 2008
REGISTER HILLS
PLANNING DEPT.

LIBLR 21218 419

Executed this 17th day of November, 1999, but effective October 18, 1999.

WITNESS:

TPI PETROLEUM, INC.
a Michigan corporation

Cynthia K. Brown
Print Name: Cynthia K. Brown

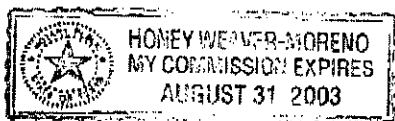
By: *Steven A. Blank*
Steven A. Blank
Vice President and Treasurer

Linda O'Brien
Print Name: Linda O'Brien

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, a Notary Public, on this day personally appeared STEVEN A. BLANK, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of TPI PETROLEUM, INC., and that he has executed the same on behalf of said corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 17th day of November, 1999.



(PERSONALIZED SEAL)

Honey Weaver-Moreno
Notary Public in and for the State of Texas

Drafted by:
Kathleen A. Berry
HAYNES AND BOONE, LLP
901 Main Street, Suite 3100
Dallas, TX 75202-3789

After recording return to:
MERCURY PETROLEUM, L.L.C.
Attn: Real Estate Department, Rm. 1604
539 S. Main Street
Findlay, OH 45840

This deed is exempt from the tax pursuant to MSA §7.456(5)(a), MCL §207.505(a), and MSA §7.456(26)(a) and (s), MCL §207.526(a) and (s).

LIBER 21218 PAGE 450

EXHIBIT APARCEL A

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 27, T-3-N, R-11-E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27, T-3-N., R-11-E.; THENCE N. $00^{\circ}11'32''$ E., 60.00 FEET ALONG THE WEST LINE OF SAID SECTION 27 (LIVERNOIS ROAD); THENCE N. $89^{\circ}53'39''$ E., 60.00 FEET TO THE POINT OF BEGINNING; THENCE N. $00^{\circ}11'32''$ E., 122.91 FEET; THENCE S. $89^{\circ}48'28''$ E., 81.47 FEET; THENCE S. $45^{\circ}00'16''$ E., 57.50 FEET; THENCE S. $00^{\circ}11'58''$ E., 81.75 FEET; THENCE S. $89^{\circ}53'39''$ W., 122.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 14,184.92 SQUARE FEET, OR 0.325 ACRES, MORE OR LESS.

PARCEL B

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 27, T-3-N, R-11-E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27, T-3-N., R-11-E.; THENCE N. $00^{\circ}11'32''$ E., 183.23 FEET ALONG THE WEST LINE OF SAID SECTION 27 (LIVERNOIS ROAD); THENCE S. $89^{\circ}48'28''$ E., 60.00 FEET TO THE POINT OF BEGINNING; THENCE N. $00^{\circ}11'32''$ E., 50.00 FEET; THENCE N. $89^{\circ}48'28''$ W., 27.00 FEET; THENCE N. $00^{\circ}11'32''$ E., 75.00 FEET; THENCE N. $89^{\circ}48'02''$ E., 150.00 FEET; THENCE S. $00^{\circ}11'32''$ W., 125.00 FEET; THENCE N. $89^{\circ}48'02''$ E., 50.00 FEET; THENCE S. $00^{\circ}11'32''$ W., 123.38 FEET; THENCE S. $89^{\circ}53'39''$ W., 50.18 FEET; THENCE N. $00^{\circ}11'58''$ W., 81.75 FEET; THENCE N. $45^{\circ}00'16''$ W., 57.50 FEET; THENCE N. $89^{\circ}48'28''$ W., 81.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 24,537.45 SQUARE FEET, OR 0.563 ACRES, MORE OR LESS.

SURVEY DESCRIPTION OF PARCELS A AND B COMBINED:

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 27, T-3-N, R-11-E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27, T-3-N., R-11-E.; THENCE N. $00^{\circ}11'32''$ E., 60.00 FEET; N. $89^{\circ}53'39''$ E., 60.00 FEET TO THE POINT OF BEGINNING; THENCE N. $00^{\circ}11'32''$ E., 172.91 FEET; THENCE N. $89^{\circ}48'28''$ W., 27.00 FEET; THENCE N. $00^{\circ}11'32''$ E., 75.00 FEET; THENCE N. $89^{\circ}48'02''$ E., 150.00 FEET; THENCE S. $00^{\circ}11'32''$ W., 125.00 FEET; THENCE N. $89^{\circ}48'02''$ E., 50.00 FEET; THENCE S. $00^{\circ}11'32''$ W., 123.38 FEET; THENCE S. $89^{\circ}53'39''$ W., 173.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 38,722.37 SQUARE FEET, OR 0.888 ACRES, MORE OR LESS.

- a. **Property known as:** 990 Auburn Road, Rochester Hills, Michigan
- b. **Permanent Property Number:** 15-27-351-008 *pt*
- c. **Grantor's unit number:** 4331

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**EXHIBIT B
PERMITTED EXCEPTIONS**

Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.

4331. Metro Oil Co.

D-698111.3

**PART I
ANALYSIS REPORT**

PAST AND PRESENT STATUS OF THE LAND

A. What are the characteristics of the land, waters, plant and animal life present?

The site generally slopes to the northeast. Existing plant life consists of some turfgrass, but largely is unkempt field with small trees, shrubs and grasses. Animal life consists of small birds and animals native to suburban Southeast Michigan. No large trees or areas unusual areas of interest are present.

B. Is there any historical or cultural value to the land?

None that is known at this time.

C. Are there any man-made structures on the parcels?

There is an existing auto filling station.

D. Are there important scenic features?

No.

E. What access to the property is available at this time?

The lot abuts Livernois Rd. and Auburn Rd.

F. What utilities are available?

Municipal water, sewer and storm sewer. Gas, electric, and Data are all available at the street.

**PART II
THE PLAN-COMMERCIAL
(Five (5) acres or more only)**

Part II does not apply to this .889 acre site.

**PART III
IMPACT FACTORS**

A. What are the natural and urban characteristics of the plan?

1. Total number of acres of undisturbed land.

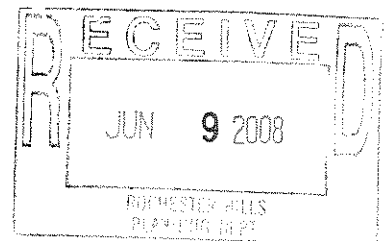
Less than 0.5 acre of the site is currently undisturbed.

2. Number of acres of wetland or water existing.

No known water features are present on this site.

3. Number of acres of water to be added.

0 acres



4. *Number of acres of private open space.*

0 acres

5. *Number of acres of public open space.*

0 acres

6. *Extent of off-site drainage.*

The site will be drained in accordance with Oakland County and Local municipal regulations.

7. *List of any community facilities included in plan*

N/A.

8. *How will utilities be provided?*

Utility lines running along the road frontages will be tapped or extended to serve the site.

B. *What is the current planning status?*

The project is in for rezoning. Upon completion of rezoning, a formal site plan review submission will be made, including a detailed site plan and proposed building elevations.

C. *Projected timetable for the proposed project.*

Upon approval, construction will begin in 4-8 months with an expected Completion by December, 2009.

D. *Describe or map the plan's special adaptation to the geography.*

N/A.

E. *Relation to surrounding development or areas.*

The neighborhood retail will supplement neighborhood services at the intersection and provide residents of nearby subdivisions and multi-family complexes with convenient local retail.

F. *Has the project regional impact? Of what extent and nature?*

No.

G. *Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact.*

Minor traffic disruption can be expected while modifications to the curb cuts are made and utilities are connected. Work shall be done in accordance with applicable regulations.

H. *List any possible pollutants.*

N/A.

I. *What adverse or beneficial changes must inevitably result from the proposed developments?*

1. *Physical*

a. *Air Quality*

N/A

b. *Water effects (pollution, sedimentation, absorption, flow, flooding).*

N/A

c. *Wildlife habitat, where applicable.*

N/A

d. *Vegetative cover.*

Some vegetative cover will be eliminated. To minimize the impact, new trees and shrubs will be added.

e. *Noise.*

The proposed use is less intense and likely quieter than the existing site.

f. *Night-light.*

Downward directed lights and cutoff optics will be used on exterior fixtures to minimize the impact of site lighting on adjacent parcels.

2. *Social.*

a. *Visual.*

The new structure will feature a masonry exterior. New trees and shrubs will enhance the appearance of the site.

b. *Traffic*

The neighborhood business will attract mostly local customers, many of whom can come by non-motorized means already travelling in the area. A minimal impact on traffic is expected.

c. *Modes of transportation (automotive, bicycle, pedestrian, public).*

The existing sidewalk will be replaced with a bike path; however, this will likely have minimal impact as the paths do not extend to the north or east. It is unlikely there will be any impact on public transit or the use of automobiles.

d. *Accessibility of residents to:*

(1) *Recreation*

(2) *Schools, libraries*

(3) *Shopping*

(4) *Employment*

(5) *Health facilities.*

N/A

3. *Economic.*

a. *Influence on surrounding land values.*

Replacing the existing structure with a more attractive design will improve adjacent land values.

b. Growth inducement potential.

N/A.

c. Off-site costs of public improvements.

It is not expected that this project will necessitate any off-site public improvements.

d. Proposed tax revenues (assessed valuation).

The taxable value of the land will grow, as there is a larger structure proposed.

e. Availability or provisions for utilities.

All utilities are available.

J. Additional Factors.

N/A

1. In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses and intended future uses as shown on the Master Plan?

N/A

2. What specific steps are planned to revitalize the disturbed or replace the removed, vegetative cover?

A 10' greenbelt is proposed along the street frontage to accommodate new trees.

3. What beautification steps are built into the development?

In addition to new site plantings, the building will be made of quality materials and a design appropriate for the community.

4. What alternative plans are offered?

None.

PART IV THE SUMMARY

Based on the forgoing Analysis Report, state the net environmental impact on the City of Rochester Hills if the proposed plan is implemented.

Make comments relative to the initial shock and the lasting effect upon the entire community in relation to at least these points of concern:

Ecological effects

Residential, commercial, or industrial needs

Treatment of special features of natural, scenic, or historic interest

Economic effect

Compatibility with neighborhood, city, and regional development, and the City Master Land Use Plan.

As demonstrated throughout this document, redevelopment of this site has very little negative impact; in fact, the redevelopment will enhance the neighborhood. The ecological effects will be small as much of the site is already developed. New plantings will minimize the impact of removing existing trees. The development will provide neighborhood convenience shopping for the adjacent residents, but no significant increase in employment or industrial activity. Rochester Hills will gain taxable value because of the development; neighbors will also likely see an improvement in property values. Replacing an old filling station with a new neighborhood convenience retail will be consistent with the intent and guidance of the master plan and enhance the City.

Sec. 138-431. Ancillary uses.

Ancillary uses in an MH mobile home park district shall be home occupations under the terms and conditions as set forth under subsection 138-259(a).
(Ord. No. 200, § 714(7.14), 10-29-1986)

Sec. 138-432. Conditional uses.

The following uses may be permitted in an MH mobile home park district, unless otherwise provided, by the city council after the review and recommendation of the planning commission and after a site plan review, and further subject to such other reasonable conditions which, in the opinion of the planning commission and city council, are necessary to provide adequate protection to the neighborhood and to abutting properties:

Cellular telephone system towers and antennas, subject to the following conditions:

- (1) Operational requirements necessitate locating within the zoning district, no feasible alternate locations are available in a nonresidential zoning district within the same general area, and collocation on or joint use of any existing tower or antenna is not possible.
- (2) The tower or antenna will not be injurious to the safety, aesthetics, or property values of nearby residences.

(Ord. No. 200-66, § 3(7.15))

Secs. 138-433—138-475. Reserved.

DIVISION 6. B-1 LOCAL BUSINESS DISTRICTS*

Sec. 138-476. Intent.

The B-1 local business districts are designed for the convenience shopping of persons residing in adjacent residential areas to permit only such uses as are necessary to satisfy those limited basic shopping and/or service needs which, by

*Cross reference—Businesses, ch. 22.

their very nature and size, are not related to the shopping pattern of the citywide or regional shopping centers.

(Ord. No. 200, art. VIII(art. 8), preamble, 10-29-1986)

Sec. 138-477. Principal uses permitted.

In the B-1 local business districts, no building, structure, or land shall be used and no building or structure shall be erected except for one or more of the following specified uses, unless otherwise provided in this chapter:

- (1) Any generally recognized retail business which supplies commodities on the premises, for persons residing in adjacent residential areas, such as but not limited to groceries; meats, dairy products, baked goods or other foods, not including restaurants; drugs, dry goods, and notions; dry cleaners, service only, not plants; laundromats; and hardware.
- (2) Any personal service establishment which performs services on the premises, for persons residing in adjacent residential areas, such as but not limited to shoe repair, tailor shops, beauty parlors, or barbershops.
- (3) Any service establishment of an office-showroom or workshop nature of an electrician, decorator, dressmaker, tailor, shoemaker, baker, printer, upholsterer, or an establishment doing radio, television or home appliance repair, photographic reproduction, and similar establishments that require a retail adjunct and no more objectionable character than such subject to the provision that no more than five persons shall be employed at any time in the fabrication, repair and other processing of goods. The uses allowed in this subsection shall not include establishments such as muffler, shock-absorber or brake replacement businesses.
- (4) Professional offices of doctors, lawyers, dentists, chiropractors, osteopaths, and similar or allied professions.

or exit ramps, a marginal access road shall be provided to service such properties.

(Ord. No. 200, § 1002(11.02), 10-29-1986)

Sec. 138-615. Area and bulk requirements.

For area and bulk requirements for B-4 freeway service business districts, see sections 138-1111 and 138-1112 and article VII of this chapter pertaining to the schedule of regulations, limiting the height and bulk of buildings and the minimum size of lot by permitted land use.

(Ord. No. 200, § 1003(11.03), 10-29-1986)

Secs. 138-616—138-655. Reserved.

DIVISION 10. B-5 AUTOMOTIVE SERVICE BUSINESS DISTRICTS*

Sec. 138-656. Intent.

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).

(Ord. No. 200, art. XI(art. 12), preamble, 10-29-1986)

Sec. 138-657. Principal uses permitted.

In the B-5 automotive service business districts, no building, structure, or land shall be used and no building or structure shall be erected except for one or more of the following specified uses, unless otherwise provided in this chapter.

- (1) Automotive gasoline service stations.
- (2) Wireless telecommunication facilities.
- (3) Accessory buildings and accessory uses customarily incidental to the permitted uses in this section.

*Cross references—Businesses, ch. 22; traffic and vehicles, ch. 98.

- (4) Other uses similar to the uses in this section.

(Ord. No. 200, § 1100(12.00), 10-29-1986; Ord. No. 200-53, § 5; Ord. No. 200-66, § 8; Ord. No. 200-97, § 7)

Sec. 138-658. Conditional uses.

The following uses may be permitted by the city council in B-5 automotive service business districts after the review and recommendation of the planning commission and after a site plan review and subject, further, to such other reasonable conditions which, in the opinion of the planning commission and city council, are necessary to provide adequate protection to the neighborhood and to abutting properties:

- (1) Automotive service centers.
- (2) Automobile laundries.
- (3) Drive-in restaurants.
- (4) Transmission removal and replacement and rustproofing, only when part of an approved automotive service center. Free-standing buildings used for transmission removal and replacement or rustproofing shall not be permitted in the B-5 zoning district.
- (5) Sale and service of food outdoors, provided such use is incidental to a similar principal use indoors and adjacent and adjoining to the principal use.

(Ord. No. 200, § 1101(12.01), 10-29-1986; Ord. No. 200-53, § 5; Ord. No. 200-75, § 6)

Sec. 138-659. Required conditions.

All uses in B-5 automotive service business districts shall be subject to the following conditions:

- (1) Entrances and exits shall adhere to the following standards:
 - a. Entrances and exits shall be no less than 35 feet from any two street right-of-way lines, with the exception that for auto laundries, entrances and exits shall be at least 75 feet from the intersection of any two street right-of-way lines.

b. Entrances and exits shall be no less than 50 feet from any residential district, with the exception that for auto laundries, entrances and exits shall be located at least 200 feet from any adjacent residential district.

- (2) Screening shall be provided on those sides abutting or adjacent to a residential district of use, in accordance with the requirements of division 5 of article VIII of this chapter pertaining to screening and buffer zones.
- (3) In the case of automotive gasoline service stations, major engine and body repair, steam cleaning, and undercoating are expressly prohibited.
- (4) In the case of automotive gasoline service stations, the storage of damaged or wrecked vehicles, or those waiting for minor repair or service, shall be obscured from public view in an area provided for such purpose on the site, and no vehicle of any kind shall be stored in the open for a period exceeding one week. In no instance shall more than five vehicles be allowed to accumulate on the site at any one time, and the storage area shall be kept free of trash and debris. Permanently installed and/or nonportable hoists, ramps or heavy equipment for the repair of vehicles shall be located inside an enclosed building.
- (5) In the case of automotive gasoline service stations, underground storage tanks, gasoline pumps, air and water hose stands, and other appurtenances shall be set back not less than 20 feet from all existing and/or proposed street right-of-way lines.
- (6) All principal uses and conditional uses permitted shall be located only on major thoroughfares of at least 120-foot right-of-way as indicated on the current city master right-of-way plan.
- (7) In the case of automotive gasoline service stations, the minimum lot area shall be 15,000 square feet and so arranged that ample space is available for vehicles which

are required to wait. Lot frontage on the principal thoroughfare shall not be less than 100 feet.

(Ord. No. 200, § 1102(12.02), 10-29-1986; Ord. No. 200-41; Ord. No. 200-53, § 5)

Sec. 138-660. Area and bulk requirements.

For area and bulk requirements in B-5 automotive service business districts, see sections 138-1111 and 138-1112 and article VII of this chapter pertaining to the schedule of regulations, limiting height and bulk of buildings, and minimum size of lots by permitted land use.

(Ord. No. 200, § 1103(12.03), 10-29-1986)

Secs. 138-661—138-700. Reserved.

DIVISION 11. CI COMMERCIAL IMPROVEMENT DISTRICTS*

Sec. 138-701. Intent.

The CI commercial improvement district is intended to apply to certain business properties in the city which require relaxation of site improvement requirements in order to allow and encourage the upgrading and improvement of those properties. At the time of creation of the district, one older business area has been identified as requiring assistance. The smallness of the parcels, the closeness of existing buildings to the roadway, and the lack of space for on-site parking hamper investment in the properties. Improvement and growth of such areas is determined to be of importance to the city and the general welfare of the area. This district and its regulations are intended to be a special program to achieve specific land use management objectives and solve specific land use problems as authorized and provided for in section 1 of Public Act No. 184 of 1943 (MCL 125.271, MSA 5.2963(1)). (Ord. No. 200, art. XIA(art. 13), preamble, 10-29-1986)

Sec. 138-702. Principal uses permitted.

In the CI commercial improvement district, no building, structure or land shall be used and no

*Cross reference—Businesses, ch. 22.