



Real Estate

Roger DeHoek
Real Estate Manager
Telephone: (616) 791-3909
FAX: (616) 735-8887
Roger.DeHoek@meijer.com

July 28, 2011

Mr. Greg Hooper
Council President
c/o City Clerk
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Re: Meijer Store No. 57 / City of Rochester Hills
Gas Station-Convenience Store / Rochester and Auburn Roads

Dear Mr. Hooper:

As Meijer moves forward in today's ever changing marketplace, we search for new methods to stay competitive and viable while improving our patrons shopping experience. We accomplish this with competitive pricing and improvements in our customer service and convenience.

One such improvement is the addition of a gas station/convenience store to existing stores that were originally constructed without a gas station. Over the last 20 years, we have added a dozen or so gas station facilities to our existing Supercenter stores and have plans for an additional three (3) in 2012. We consider the gas station another department of the main store and are considering the addition of a gas station/convenience store as an accessory use to our store at Rochester and Auburn Roads.

The gas station/convenience store is an integral component of our facilities that typically includes five (5) fueling islands under a canopy and a convenience store with 14 parking stalls for patrons. It does not include the servicing of automobiles.

A review of the City's ordinances indicates that our site is regulated by two zoning districts; B-3 Shopping Center Business and FB-3 Flexible Business Overlay. Within these two districts, gas stations are not a permitted or conditional use.

It is our understanding that in order to allow a gas station as a permitted use, a portion of the property must be rezoned to a B-5, or a zoning ordinance text amendment will be required. In discussing this with your planner, Mr. Ed Anzek, there are concerns that a rezoning to B-5 would be contrary to the City's Master Land Use Plan and would constitute a spot zoning. Further, a B-5 zoning designation would allow for other undesirable uses at this location.

2011-07-28

In our view, a text amendment appears to be the appropriate conduit to consider the proposed use. It allows the City to incorporate certain design criteria into the ordinance while eliminating the concerns over spot zoning. Design criteria for consideration through the text amendment process can include:

1. The gas station/convenience store must be an accessory use to a principal structure that has a minimum building or property size.
2. Architectural enhancements.
3. Site access is through the internal traffic lanes within the site, and with no new curb cuts to the public road system.
4. Landscaping treatment.
5. Lighting considerations, and
6. Other considerations.

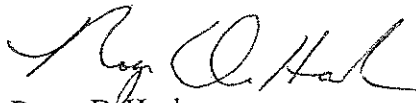
We are requesting that the City Council proceed with a text amendment to the zoning ordinance that would permit gas stations as an accessory use in the B-3 zoning district.

We are confident that with proper forethought and attention to details, we will deliver a quality facility for the benefit of the City and the residents within your community.

Thank you for your consideration of this matter.

Sincerely,

MEIJER



Roger DeHoek
Real Estate Manager