

DATE: May 27, 2005

TO: John Szerlag, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services  
Mark Miller, Planning Director  
Mark Stimac, Director of Building and Zoning

SUBJECT: Agenda Item - Request for Temporary Trailer  
Hyundai Dealership  
1810 Maplelawn

We have received a request from Tim LeRoy, Secretary –Treasurer of the Suburban Collection, to temporarily place an office trailer for use as a dealership office at 1810 Maplelawn. The Suburban Collection has purchased the existing building at 1818 Maplelawn and will be revising that site for a future Hyundai dealership. However the existing Hyundai dealership in another city will be closing in mid June. The purpose of the trailers is to house the dealership operations until the new building is completed. Mr. LeRoy's letter indicates that they need to use the trailers through March of 2006.

Chapter 47 of the City Code allows Council to approve the placement of temporary office trailers on commercial sites for a period up to twelve months.

We have reviewed their request and find the proposed locations on the site to be acceptable. A copy of the site plan showing the location of the trailers is enclosed for your reference. Approval of the request for the temporary trailers is recommended.

#### Attachments

Prepared by: Mark Stimac, Director of Building and Zoning



RECEIVED  
MAY 25 2005  
BUILDING DEPARTMENT

The  
Suburban  
Collection

May 16, 2005

P.O. Box 909  
Troy, Michigan 48099  
248.519.9700  
Fax 248.649.5280

City of Troy  
Attn: Mark Stimac and the City Council  
500 W. Big Beaver  
Troy, MI 48084

*Members of  
The Suburban Collection*

Florida Locations

Saturn of Stuart  
Saturn of West Palm Beach  
Suburban Volvo Palm Beach

Michigan Locations

Ann Arbor

Suburban Chevrolet

Farmington Hills/Novi

Fischer Body Refinishing  
Suburban Acura  
Suburban Audi  
Suburban Chrysler Jeep  
Suburban Honda  
Suburban Infiniti  
Suburban Mazda  
Suburban Nissan  
Suburban Porsche  
Suburban Volkswagen

Southgate

Saturn of Southgate

Troy

Bentley Troy  
Fischer Body Refinishing  
Rolls-Royce Motor Cars Michigan  
Saturn of Troy  
Suburban Hummer  
Suburban Mazda  
Suburban Nissan  
Suburban Cadillac Buick  
Suburban Subaru  
Suburban Toyota Scion  
Suburban Volkswagen  
Suburban Volvo

Waterford

Suburban Ford

Western Michigan

Saturn of Grand Rapids  
Saturn of Holland  
Saturn of Kalamazoo

Dear City Council Members:

The company that currently markets Hyundai vehicles in Rochester Hills, Michigan recently decided to sell the Hyundai franchise and redevelop the property where the dealership is located. When Hyundai Motor America became aware of this situation, they recognized the opportunity to relocate the Hyundai franchise to their preferred location, the Troy Motor Mall.

Suburban Hyundai (a member of The Suburban Collection) has entered into a purchase agreement to acquire the Hyundai franchise from the company that currently markets these vehicles in Rochester Hills. The closing, which is pending approval at this time by Hyundai Motor America, is planned for mid-June 2005.

Necessity of a Temporary Sales Office

This purchase agreement includes the vehicle inventory from the current Hyundai dealer. However, the purchase does not provide for the opportunity to continue selling Hyundais from the Rochester Hills location due to the redevelopment of the property. When the Hyundai dealership in Rochester Hills closes, there will only be a few alternatives available for Hyundai owners to have their vehicles serviced, and prospective Hyundai customers to purchase vehicles, in the metropolitan Detroit area. We believe it is important to take care of these customers and have these customers become accustomed to driving to the Troy Motor Mall as soon as possible.

While we would prefer to be able to move into a new dealership immediately, this option is not available. Therefore, we are requesting that the City Council approve a temporary sales office.

*make the choice*

### **Plans for a Permanent Facility**

The Suburban Collection is excited about the addition of the Hyundai franchise to the Troy Motor Mall, even though a temporary facility will be required until a permanent facility can be constructed at 1818 Maplelawn, the site of the former Beaumont Hospital warehouse. We purchased this property in March 2005 and we are in the planning stages of redeveloping this property.

The site at 1818 Maplelawn is expected to include a sales showroom and a service write-up facility for Hyundai. We are also planning to have a full sales and service facility for Infiniti on the north side of the property. We anticipate that the site plan will be submitted to the City of Troy for consideration at the July meeting.

### **Location and Description of the Temporary Sales Office**

The proposed site for the new dealership will be 1818 Maplelawn. However, we are requesting approval for the temporary sales office on the adjoining property at 1810 Maplelawn. From our preliminary meetings with the architects and proposed building contractors, we discovered that the required demolition, site work, and construction work for these two projects to occur simultaneously would require the temporary facility to be relocated a number of times if it was installed on the 1818 Maplelawn site. In order to provide an acceptable, safe location we are requesting approval for the sales office to be located at 1810 Maplelawn.

The temporary sales office will consist of a 10' x 40' trailer located on the south side of the 1810 Maplelawn lot just west of the used car inventory. Power will be provided by a power line located within 40 feet of the proposed trailer location.

As indicated on the enclosed site plan, the Suburban Cadillac Buick dealership located at 1810 Maplelawn is within 150 feet of the temporary sales office. Handicap access and customer restrooms will be located at the Suburban Cadillac Buick dealership. Service for Hyundai vehicles will also be performed at the Suburban Cadillac Buick facility in the space formerly used by the Hummer operations before their recent relocation to a new dealership at 1755 Maplelawn.

### **Project Timing**

Our target date to have this temporary facility installed is June 13, 2005. We anticipate that the new Hyundai facility at 1818 Maplelawn will be completed by March 2006. Assuming the construction of the new dealership goes as planned, the temporary sales office would be removed by April 1, 2006.

### **Ownership**

The future Suburban Hyundai dealership location, 1818 Maplelawn, is owned by Suburban Maplelawn 5, LLC. The proposed site for the temporary sales office, 1810 Maplelawn, is owned by David T. Fischer Living Trust, which is also the controlling member of Suburban Maplelawn 5, LLC. Obviously, Mr. Fischer has no objection to the use of the Suburban Cadillac Buick dealership location by Suburban Maplelawn 5, LLC or its future tenant, Suburban Hyundai.

City Council  
May 16, 2005

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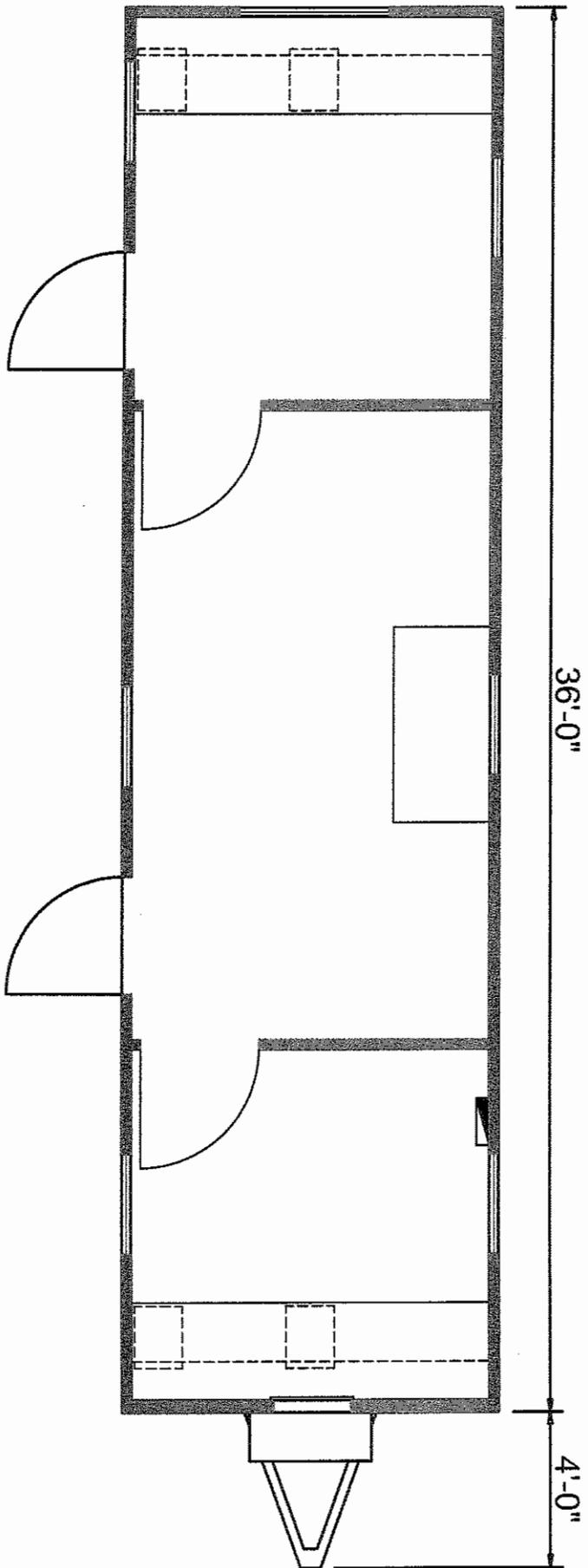
If there is any additional information needed regarding our application for a temporary sales office, please contact either David Butler at (248) 519-9777, or me at (248) 505-2611.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy J. LeRoy". The signature is fluid and cursive, with the first name being the most prominent.

Timothy J. LeRoy  
Secretary-Treasurer



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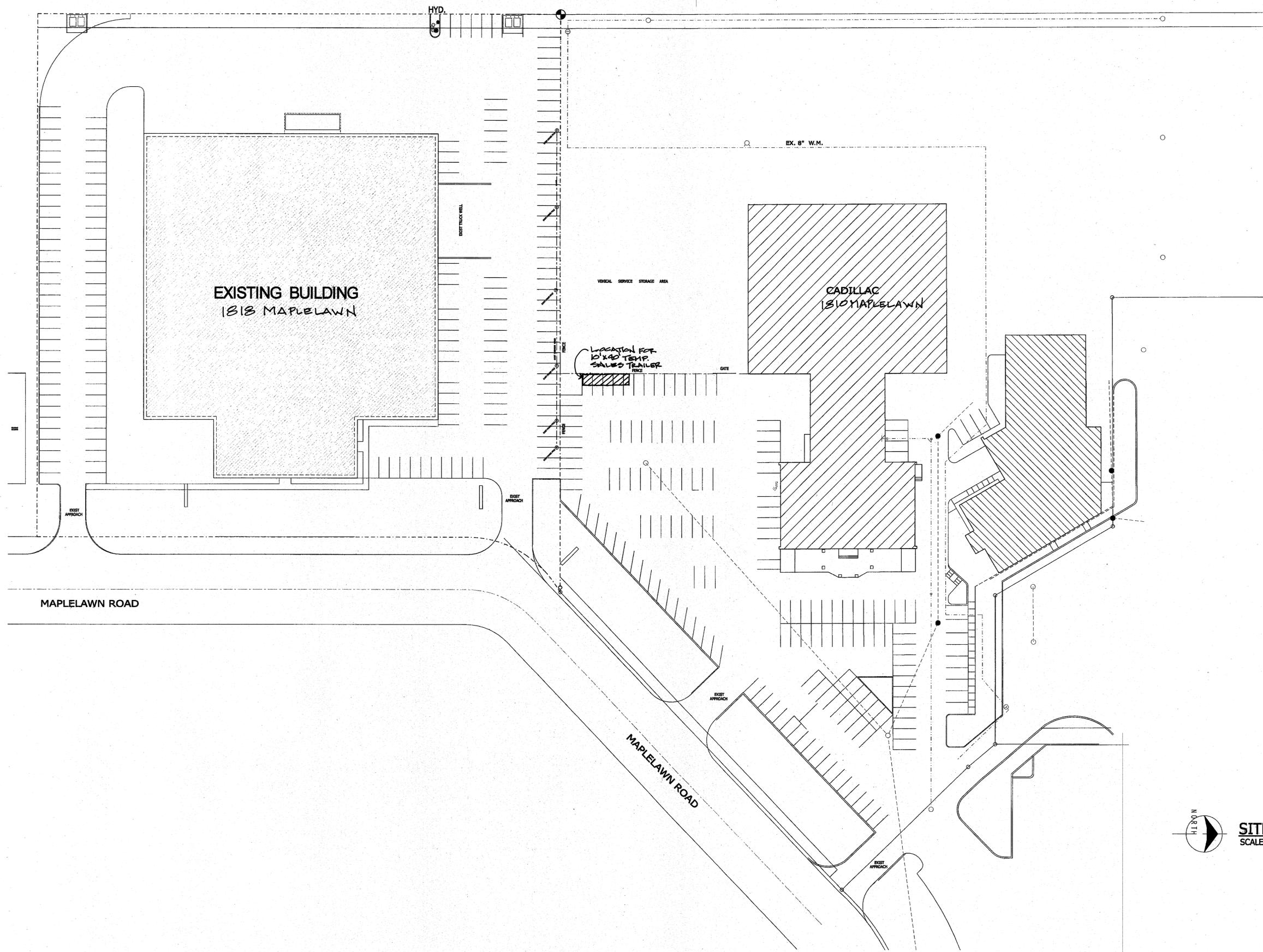
**10X40 MOBILE OFFICE**

DATE: \_\_\_\_\_



**McDONALD**  
 MODULAR SOLUTIONS

UNIT NUMBER: FO-1040



EXISTING SITE LAYOUT  
**SUBURBAN COLLECTION**  
 1810 - 1818 Maplelawn  
 Troy, Michigan

revisions
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**STUDIO DESIGN**  
 planners-architecture-engineering-interior design  
 1529 South Wayne Road, Westland, Michigan 48186  
 Phone: 734-726-8040 Fax: 734-726-8310  
 email: studio@studiodesign.com

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16 MAY 2005	date
ST	drawn by
of	sheet

**2005-4**  
 project number

**1**  
 sheet number

RECEIVED  
 MAY 25 2005  
 BUILDING DEPARTMENT

**SITE PLAN**  
 SCALE: 1" = 40'-0"