

Van Esley Real Estate

Vacant Land for Sale

1.91 Acres at 870 N. Lotz Road
South of Ford Road, East of I-275
Wayne County, Canton Twp., Michigan 48187

SUMMARY

PRICE: \$199,000.00
Cash / Conventional/Land Contract

ZONING: R-2/Corporate Park Overlay, Master Planned Medium-Low Density (3 d.u./acre)

LOT DIM.: 354 x 424 x 261 x 233 / 354' frontage on Lotz

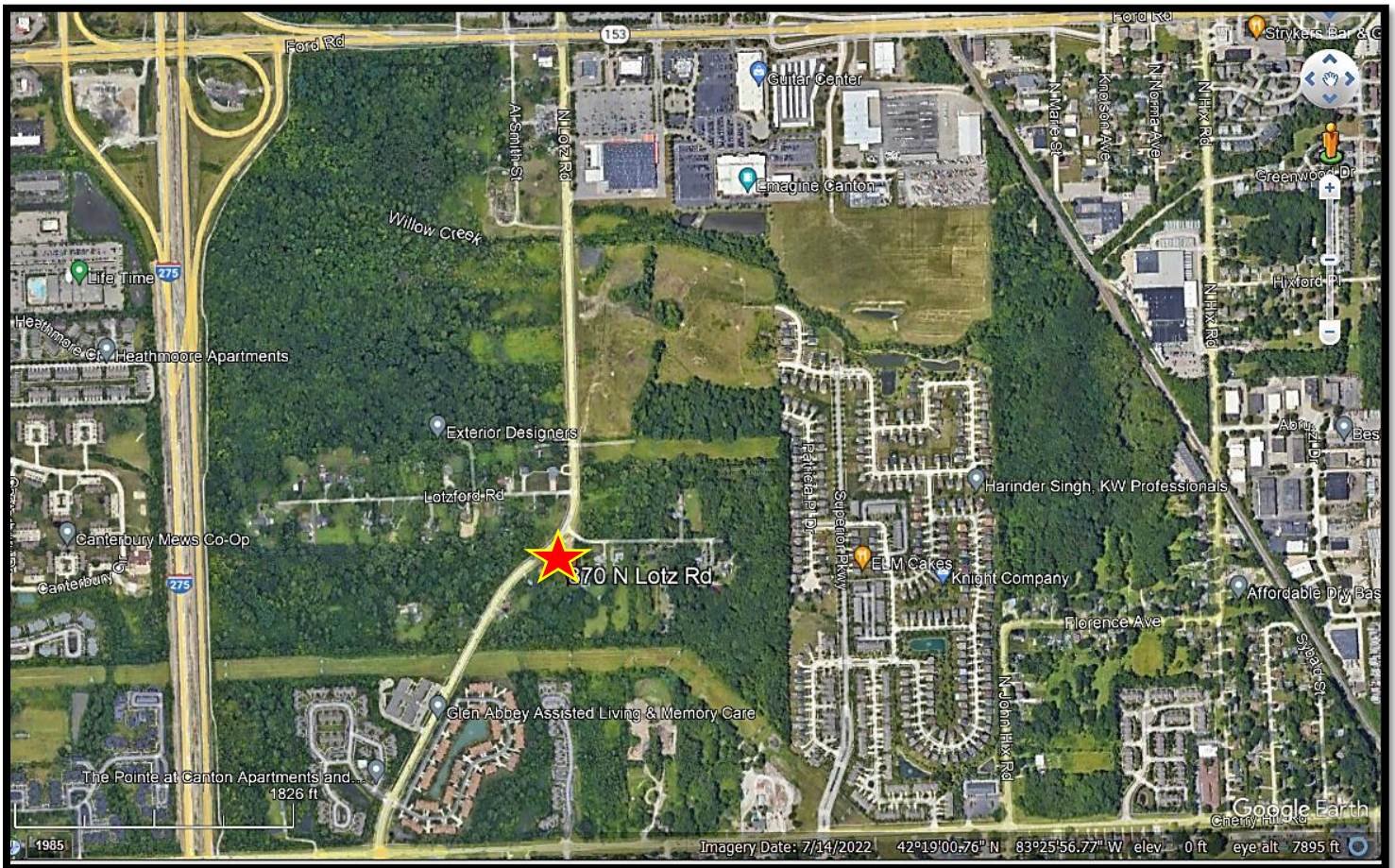
TAXES: Summer: \$5,377.00 Winter: \$3,116.00

UTILITIES: Water at the Street, Sewer located down the road

SCHOOLS: Plymouth-Canton

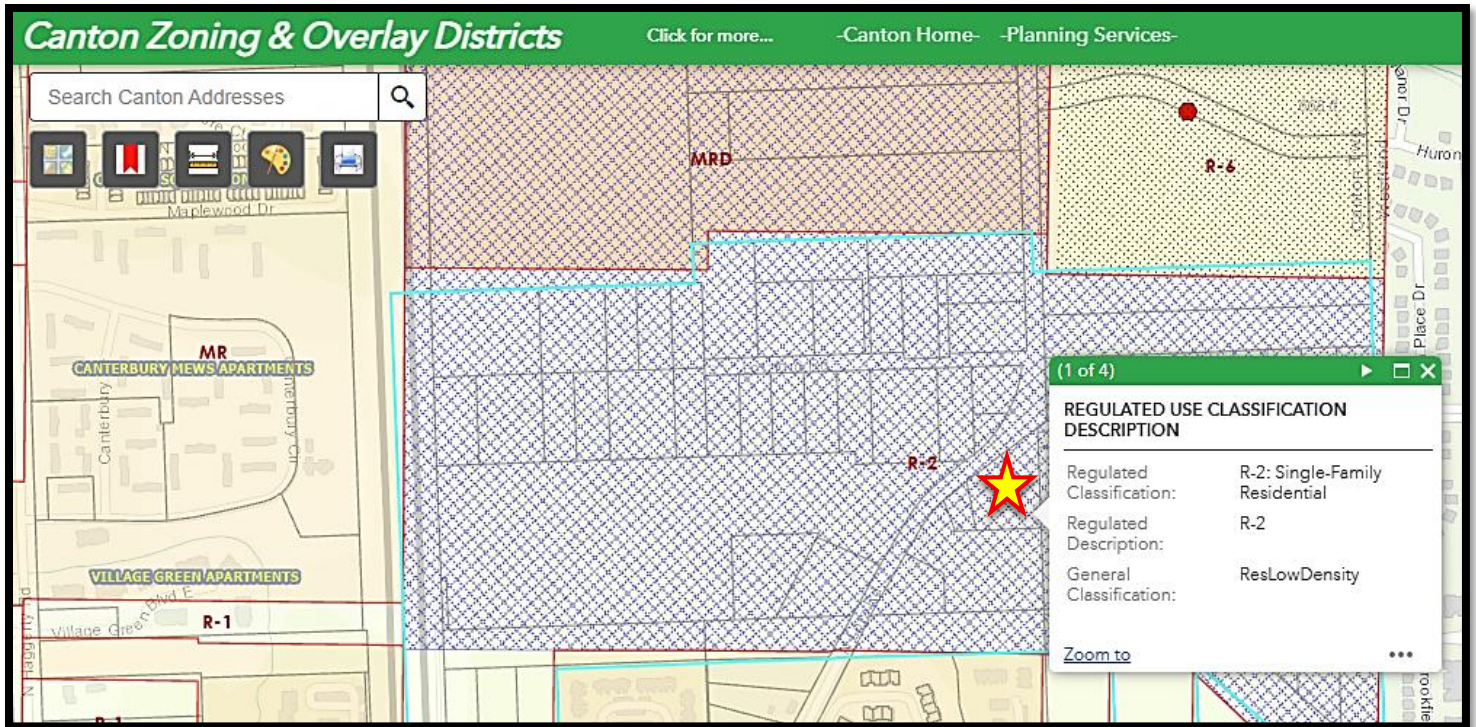
REMARKS: 1.91 acres zoned R-2. Master Planned Medium-Low Density (3 d.u./acre). Plymouth Canton Schools. Good investment for someone who is willing to wait for the utilities. Public water and sewer located down the road. Subject to Township approval. Land contract terms negotiable. All data approximate and should be verified.

Joe Van Esley, Broker
44675 Joy Road
Canton, MI 48187
Office: 734-459-7570
Cell: 313-418-3188
vanesleyre@aol.com
vanesleyrealestate.com



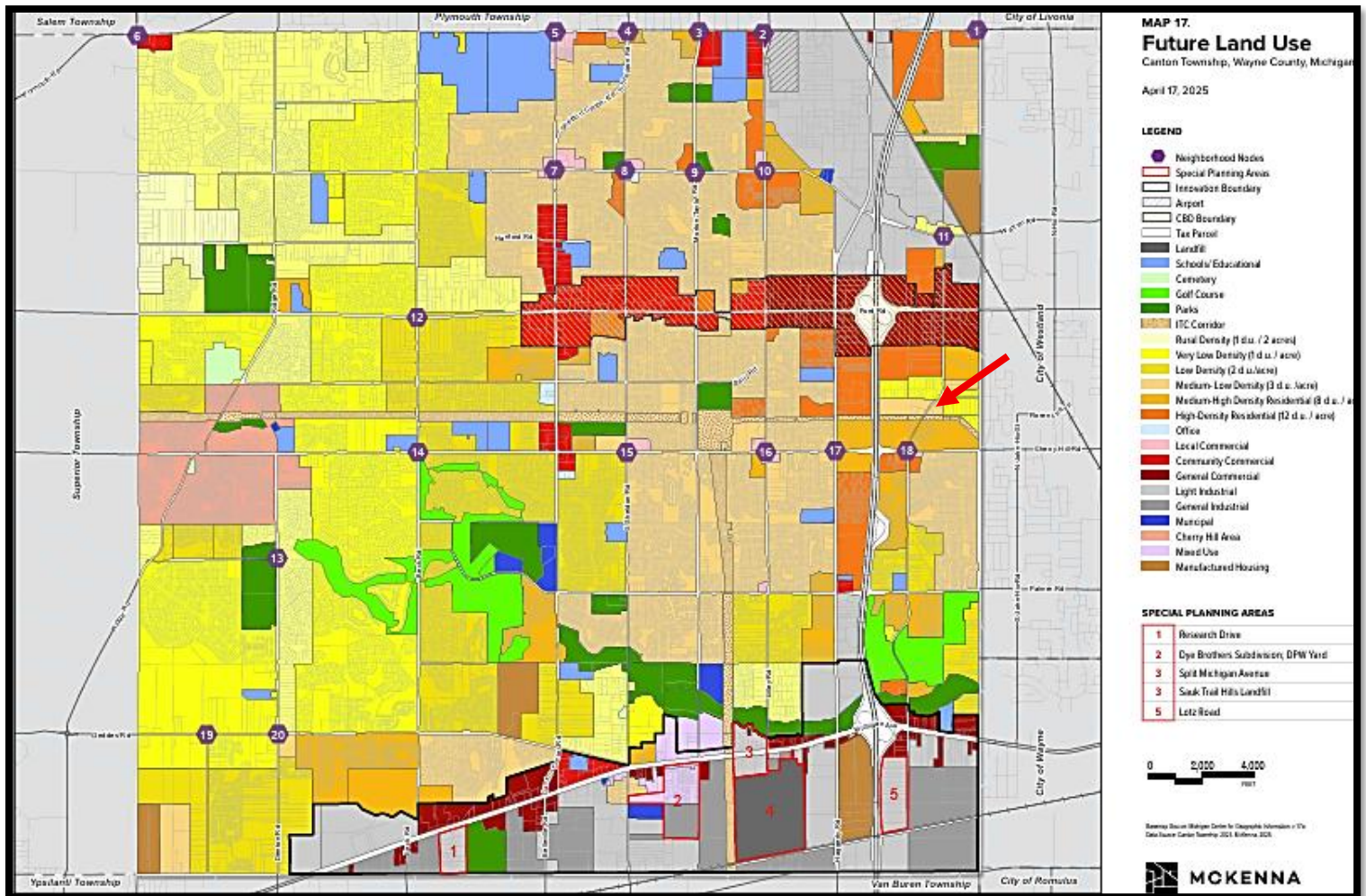
Information contained herein subject to errors, omissions and should be verified prior to purchase or lease. Property may be subject to prior sale, change and withdrawal without notice. All offers may be rejected.

Van Esley Real Estate



Information contained herein subject to errors, omissions and should be verified prior to purchase or lease. Property may be subject to prior sale, change and withdrawal without notice. All offers may be rejected.

Van Esley Real Estate



Information contained herein subject to errors, omissions and should be verified prior to purchase or lease. Property may be subject to prior sale, change and withdrawal without notice. All offers may be rejected.

Van Esley Real Estate

MEDIUM LOW-DENSITY RESIDENTIAL

The Medium Low-Density Residential Future Land Use Category is intended to offer a balance between residential density and spacious living environments. This category accommodates moderate-density residential development with carefully planned layouts and landscaping features. Dwellings within this category are typically situated in modern residential developments, offering a blend of privacy, community, and access to green space.

Dwelling Units per Acre: Land within the Medium Low-Density Residential category shall not exceed 3 dwelling units per acre. This allows for a greater number of dwellings compared to lower-density categories, while still maintaining a spacious and comfortable living environment. Lot widths within this category provide residents with ample yard space while promoting a cohesive neighborhood environment. Setbacks in the front, back, and sides of the properties are less than those in lower-density categories, allowing for a more compact development pattern while still preserving a level of privacy and green space. Planned Development Districts can be utilized to encourage clustering of development and help preserve open space and maintain natural features. In areas where there is a neighborhood node, as discussed in the Corridor and Infill Chapter and the Mixed-Use section, an approved development will supersede the recommended density for the area.

Connectivity: Connectivity within the Medium Low-Density Residential category is focused on providing residents with convenient access to essential services and amenities, while also promoting a sense of community and interaction. Road networks are designed to accommodate moderate traffic volumes and minimize through-traffic within the neighborhood. Sidewalks and pedestrian pathways should be incorporated to encourage walking and cycling.

Building Location and Design: Development within the Medium Low-Density Residential category should emphasize thoughtful building location and design to enhance the residential environment. Setbacks in the front, back, and sides of the properties are designed to maintain a sense of privacy while still promoting a cohesive streetscape. Architectural design and building materials should complement the surrounding area.

Land Uses: Land uses in Medium Low-Density Residential areas must be carefully considered to minimize negative impacts on the existing residential neighbors and open space. Single-family dwellings, public or private parks, and other similar uses would be ideally suited for this area. Educational uses, child care centers, golf courses, and other similar uses may be considered in these areas, if it is determined that the use will not negatively impact the adjacent land uses and will retain open space.

Information contained herein subject to errors, omissions and should be verified prior to purchase or lease. Property may be subject to prior sale, change and withdrawal without notice. All offers may be rejected.

Van Esley Real Estate

Corporate Park Overlay

6.08. - Site development standards for the corporate park overlay district.

Implementation of the Lotz Road corridor development plan will take place through the use of the corporate park overlay district zoning regulations. All uses to be located within the corporate park overlay district shall be treated as special land uses.

All uses located within the corporate park overlay district are subject to the specific standards of the overlay zone. Design standards are tailored to the specific context of the Lotz Road corridor area, and include some areas located within the downtown development district (see also section 6.07).

- A. Purpose and intent. The purpose of the corporate park overlay district shall be to promote the development of the area surrounding the greater Lotz Road area in accordance with the Lotz Road corridor development plan, and in such a manner that will: promote excellence in the use of land and the design of buildings and sites, ensure compatible land use through a mixture of uses; minimize interference with the operation of the Ford Road/I-275 interchange; be compatible with the surrounding environment and characteristics of the site; ensure that the infrastructure will be adequate to accommodate the needs of the development; and provide for the needs of commuters and pedestrians including safe and efficient transportation corridors and recreational opportunities. In accordance with the community's goals, objectives and strategies, a mixed use high-tech industrial/commercial office park with hotel, entertainment and retail commercial use is proposed for the subject area.
- B. Applicable area. The proposed Canton Corporate Park overlay district encompasses the area east of I-275, west of the township line, south of the industrial zoning south of Warren Road, and north of the ITC power lines, just north of Cherry Hill Road, as illustrated in figure 6.08.B.1. (Shown on page 7 of brochure)

Certain properties located within the corporate park overlay district are also located within the Canton Township downtown development district. Said properties are subject to the following regulations in this section, in addition to the regulations found in section 6.07, and other applicable regulations as stated in the Charter Township of Canton zoning ordinance.

- C. Permitted uses and structures. Single-family residences, existing at the time of adoption of this ordinance shall be considered principal permitted uses and structures as of right. All other principal uses and structures shall be considered as special uses, subject to the regulations set forth herein, and the zoning ordinance of the Charter Township of Canton.

Exceptions: Any property which has an approved site plan which has not expired shall not be subject to the overlay requirements unless major modifications are made to the approved site plan. The underlying zoning regulations shall apply in this instance.

General location of any proposed use or combination of uses shall be consistent with Map 9, entitled "The Lotz Road Corridor Development Plan," within the Canton Township comprehensive plan.

- D. Special land uses. All uses specifically listed as a special land use in section 6.08.D.1 [6.08.D] may be permitted by the township board, subject to the following conditions; the conditions specified for each use; review and approval of an application and site plan by the planning commission and township board; the imposition of special conditions which, in the opinion of the planning commission or township board, are necessary to fulfill the purposes of this

Van Esley Real Estate

ordinance; the procedures, requirements and standards set forth in section 27.03; and, compliance with the development regulations set forth in section 6.08.F

The following special land uses may be permitted by the township board, if all of the above conditions are met:

1. Office buildings for any of the following occupations: administrative services, accounting, clerical, drafting, executive, professional, research, sales agent, technical training, stenographic or writing.
2. Medical and dental clinics, office or laboratories.
3. Financial institutions, including banks, credit unions, and savings and loan associations.
4. Offices of a municipality or other public entity, including public utility buildings, provided there is no outside storage of materials or vehicles.
5. Indoor assembly halls, concert halls, or similar places of public assembly.
6. Research and design centers where said centers are intended for the development of pilot or experimental products, together with related office buildings for such research facilities where said offices are designed to accommodate executive, administrative, professional, accounting, engineering, architectural, and support personnel.
7. Light manufacturing, research, assembly, testing and repair of components, devices, equipment, and systems of professional scientific and controlling instruments, photographic and optical goods, including the following:
 - a. Communication, transmission, and reception equipment such as coils, tubes, semi-conductors, navigation control equipment and systems guidance equipment.
 - b. Data processing equipment and systems.
 - c. Graphics and art equipment.
 - d. Metering instruments.
 - e. Optical devices, equipment, and systems.
 - f. Audio units, radio equipment and television equipment.
 - g. Photographic equipment.
 - h. Radar, infrared and ultraviolet equipment, and systems.
 - i. Scientific and mechanical instruments such as calipers and transits.
 - j. Testing equipment.
8. Light manufacturing, processing, or assembling of the following:
 - a. Biological products, drugs, medicinal chemicals, and pharmaceutical preparation.
 - b. Electrical machinery, equipment and supplies, electronic components, and accessories.
 - c. Office, computing, and accounting machines.
9. Flex industrial space, which may include a single- or multiple-use building where storage and distribution is accessory to the primary use.
10. Data processing and computer centers including the servicing and maintenance of electronic data processing equipment.
11. Training and/or educational centers where such centers are designed and intended to provide training at the business, technical, and/or professional level.
12. Business service establishments such as printing and photocopying services, mail and packaging services, and typing and secretarial services.
13. Computer and business machine sales when conducted in conjunction with and accessory to an approved principal use.
14. Childcare centers, subject to the provisions in section 6.02, subsection E, and provided that the following conditions are met: The childcare center shall be located at the intersection of a major thoroughfare and an internal road serving the corporate park and/or must be part of a multiple-tenant building or multiple-building project site.

Van Esley Real Estate

15. Motion picture theaters, subject to the provisions in section 6.02, subsection O.

16. Hotels and motels, subject to the provisions in section 6.02, subsection N.

17. Standard restaurants, bars and lounges, provided that at least one of the following requirements are met: The restaurant, bar or lounge shall be located at the intersection of a major thoroughfare and an internal road serving the corporate park and/or must be part of a multiple-tenant building or multiple-building project site.

18. Multiple-family or attached single-family residences when included as part of a mixed-use building(s) or development and located south of the Willow Creek.

19. Specialty retail business, service, and personal service establishments, when located within a multiple-tenant building or multiple-building project site:

- a. Carryout restaurants.
- b. Apparel.
- c. Bakery.
- d. Bookstore/stationery shop/periodicals.
- e. Convenience grocery.
- f. Delicatessen.
- g. Drugstore.
- h. Flower/gift shop.
- i. Toy and hobby shop.
- j. Videocassette rental.
- k. Barbershop/hair styling salon.
- l. Clothing alteration/shoe repair.
- m. Dry cleaning outlet.
- n. Photo processing.
- o. Photographic studios.
- p. Personal fitness/health centers.

20. General retail and planned shopping centers, when located within a multiple-tenant building or multiple-building project site, subject to the provisions in section 6.06. This includes uses meeting the criteria for superstores in section 6.02.X1, when located within a multiple-building project site.

21. Warehouse and distribution, when located north of the Tonquish Creek between Koppernick Commerce Drive and the railroad right-of-way.

22. Uses and structures accessory to the above, subject to the provisions in section 2.03.

23. Essential services, subject to the provisions in section 2.16.A.

Uses requiring any type of outside storage or display are strictly prohibited within this overlay district. Uses not permitted or otherwise included within this district may be permitted as a special land use in accordance with the provisions of section 2.08.

E. *Area and placement requirements.* All buildings, uses, and parcels of land located within the corporate park overlay district shall be subject to the schedule of regulations and footnotes.