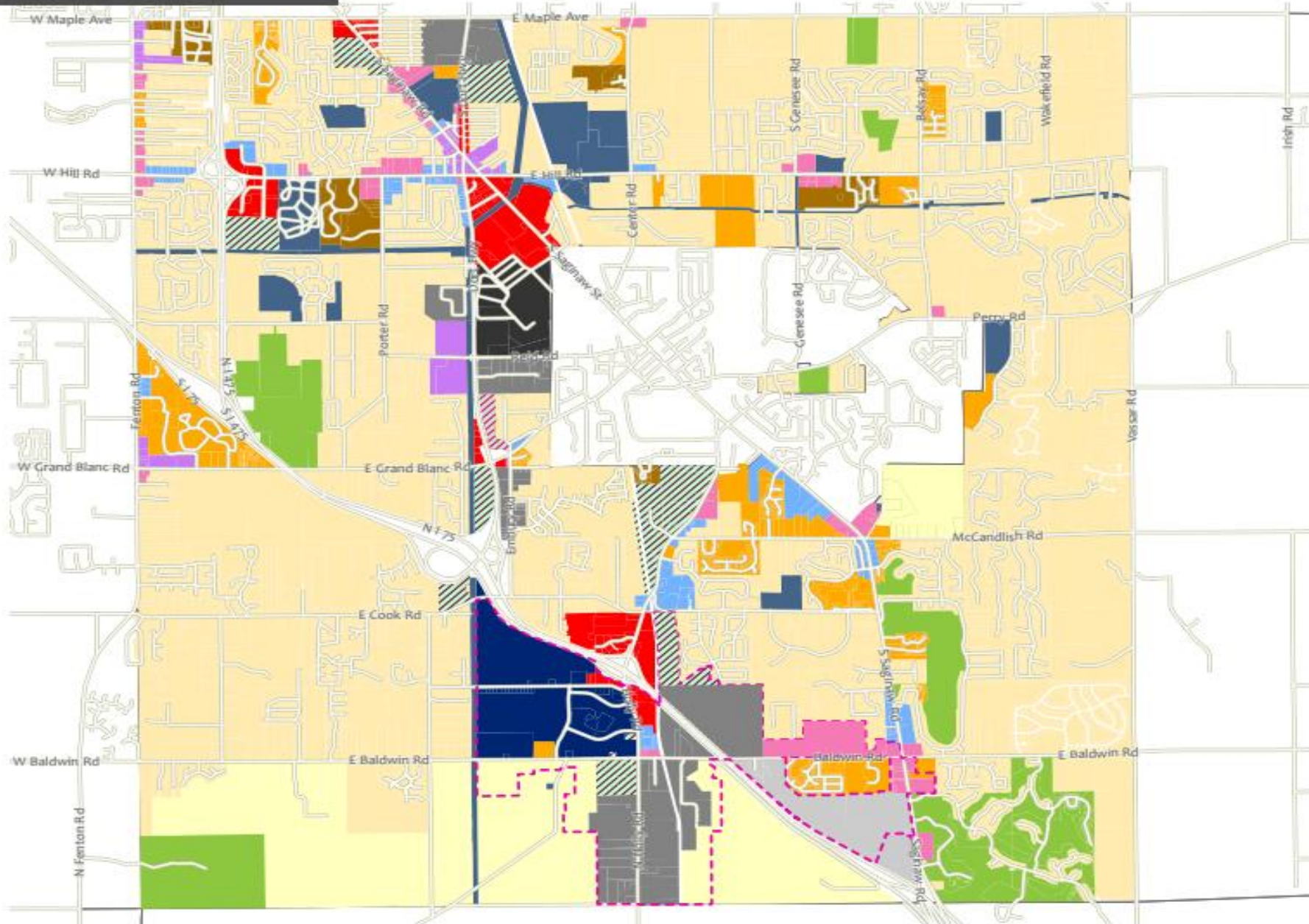


Tax Description

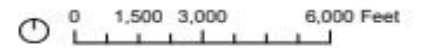
PART OF LOT 77 GRAND BLANC ACRES AND A PARCEL OF LAND DESC AS BEG N 88 DEG 37 MIN 06 SEC E 282.7 FT FROM NE COR SEC 21 TH ON CURVE TO LEFT RAD=2914.9 FT CHORD=N 75 DEG 21 MIN 30 SEC E 227.54 FT TH S 58 DEG 56 MIN 24 SEC E 179.04 FT & S 15 DEG 24 MIN 34 SEC E 117.78 FT TH ON CURVE TO RT RAD=3719.72 FT CHORD=S 10 DEG 48 MIN 48 SEC E 617.32 FT TH S 83 DEG 56 MIN 48 SEC W 548.03 FT TO A POINT WHICH IS 75 FT E OF AND PARALLEL TO CONSUMERS POWER ROW TH N 1 DEG 16 MIN 51 SEC W 803.76 FT TO S LINE OF GRAND BLANC RD TH ON CURVE TO LEFT RAD=2914.9 FT CHORD=N 79 DEG 11 MIN 10 SEC E 76.05 FT TO PL OF BEG SEC 16 & 21 T6N R7E 9.0 A (95) FR 1216551080 & 1221100001

Application Use and Disclaimer

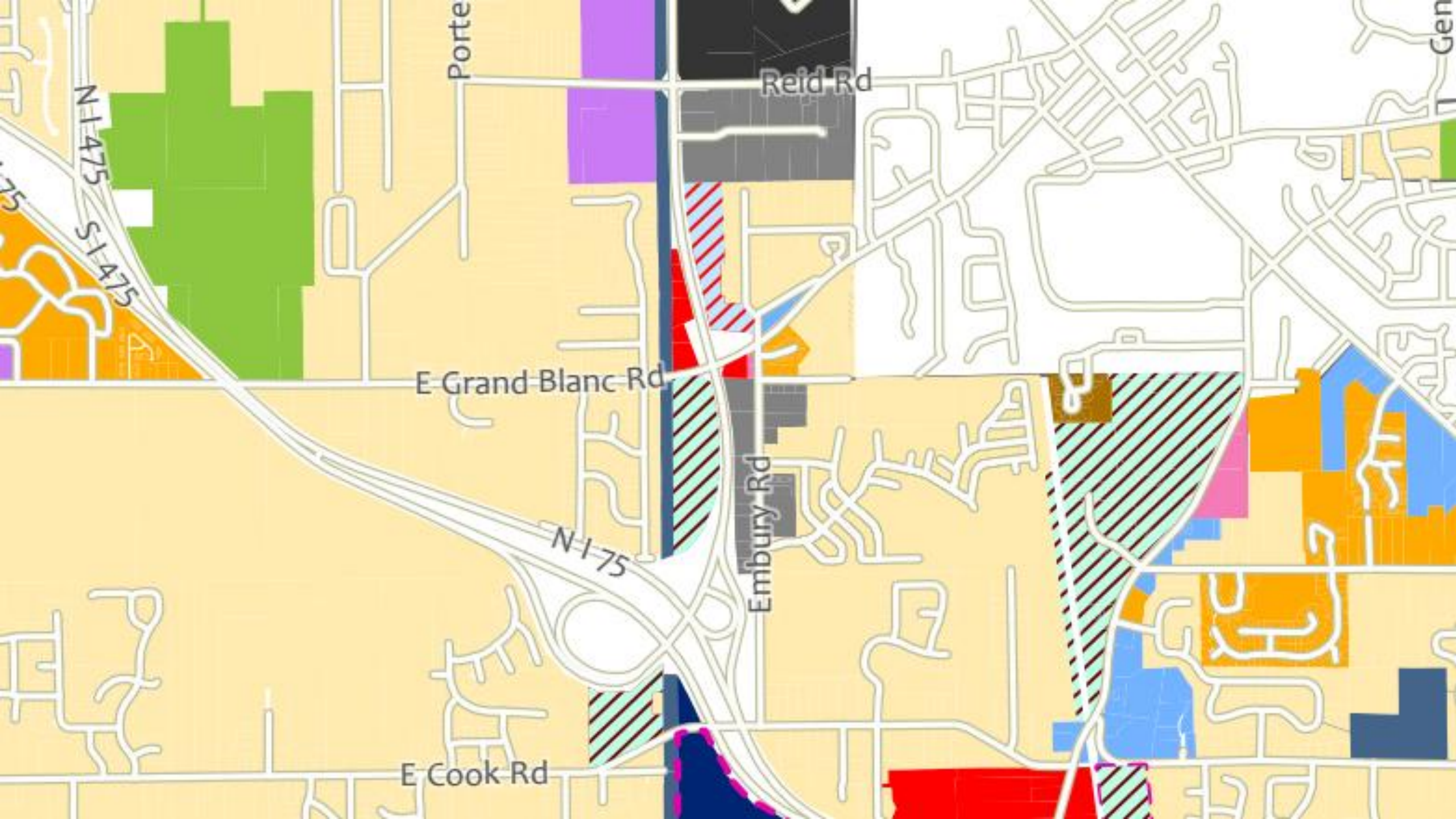


- Community Commercial
- Neighborhood Commercial
- Village Mixed Use
- Health Care Park
- Office
- Research & Development
- Light Industrial
- General Industrial
- Public & Semi-Public
- Public & Private Recreation
- Flexible Development
- Flexible Development 2
- Rural Residential
- Low Density Single-Family Residential
- Moderate Density Residential
- High Density Residential
- DDA Boundary

The Future Land Use Map, along with the entire Master Plan document, is a policy guide for local land use decisions. The boundaries reflected on the map are general and are not intended to indicate precise size, shape, dimensions or individual parcels. In addition, where the Future Land Use Map and the Zoning Map are not in alignment, it does not necessarily suggest that rezoning is imminent; rather, the Future Land Use Map sets forward recommendations to achieve long-range planning goals.



Proposed Future Land Use
City of Grand Blanc



Porte

Reid Rd

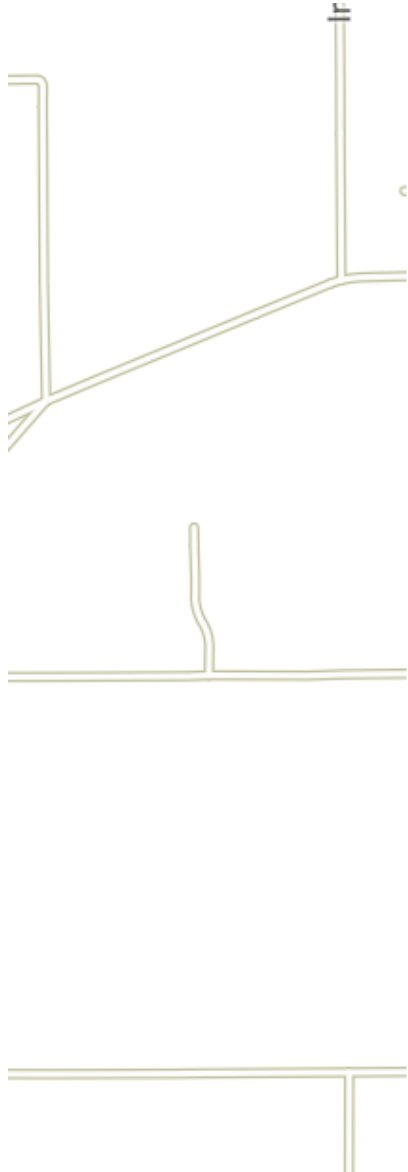
N 1475
S 1475




E Grand Blanc Rd

N 175

Embury Rd

E Cook Rd



-  Community Commercial
-  Neighborhood Commercial
-  Village Mixed Use
-  Health Care Park
-  Office
-  Research & Development
-  Light Industrial
-  General Industrial
-  Public & Semi-Public
-  Public & Private Recreation
-  Flexible Development
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-  Rural Residential
-  Low Density Single-Family Residential
-  Moderate Density Residential
-  High Density Residential
-  DDA Boundary

residential neighborhoods as well as professional office uses. Uses may include drug stores, florists, beauty salons, modest-sized grocery stores, and similar customer-focused establishments. Professional or medical offices are also appropriate for this district and serve to help support the commercial uses; this Master Plan removes the single use "office" land use designation and folds these developments into the appropriately scaled commercial category. Neighborhood Commercial development should occur at key intersections rather than in the form of strip commercial development along roadways, and should occur near neighborhoods to serve residential commercial needs.

Community Commercial

The Community Commercial land use category includes centers that are intended to provide service to the entire community rather than a single neighborhood, using larger parcel sizes and greater building intensity to accomplish this. They are located at major road intersections, including accommodating highway-oriented businesses at freeway interchanges. Community commercial land uses should occur along major corridors and near the I-75 freeway to take advantage of adequate highway access.

Village Mixed Use

The Village Mixed Use category incorporates two-to-three-story buildings that encompass residential, neighborhood and community commercial, and office uses. Building siting and design encourages pedestrian activity, and sidewalks and pathways connect land uses to surrounding areas. Village Mixed Use areas are appropriately located near commercial corridors with proximity to residential areas to bridge the gap between different land use types.



Warwick Hills Golf & Country Club
Source: Grand Blanc Township

Office

Office development may serve as a buffer between commercial uses and residential areas, and along major roadways and residential areas. Dedicated Office areas also concentrate these uses outside of commercial nodes so that such nodes can concentrate retail, restaurant, and services uses more effectively. It is recognized that office uses are complementary to a variety of land uses; some mixed-use developments and Planned Unit Developments may include office uses, and other office uses can be accommodated as part of research and development and high-tech industrial operations, as well as within and near the Genesys Regional Medical Center complex. To support the success of offices in standalone districts, a small range of well-maintained retail and restaurant uses may be desirable as amenities.

Flexible Development

The Flexible Development land use category is designed for specific locations within the Township that could accommodate mixed-use or single-use residential, commercial, and office developments. These locations may be undeveloped or under-developed. Their locations near major thoroughfares makes them suitable for a variety of non-residential uses, although a mix of uses could include a residential component. Topography and/or existing adjacent development may make designation of traditional land use classifications and zoning districts challenging so a Planned Unit Development agreement is the appropriate mechanism for development within these areas. Flexible Development areas are appropriate for segments of the Township that are either in transition or are in one of the Township's identified special focus areas that necessitate specialized planning and review, such as when adjacent to existing residential developments.