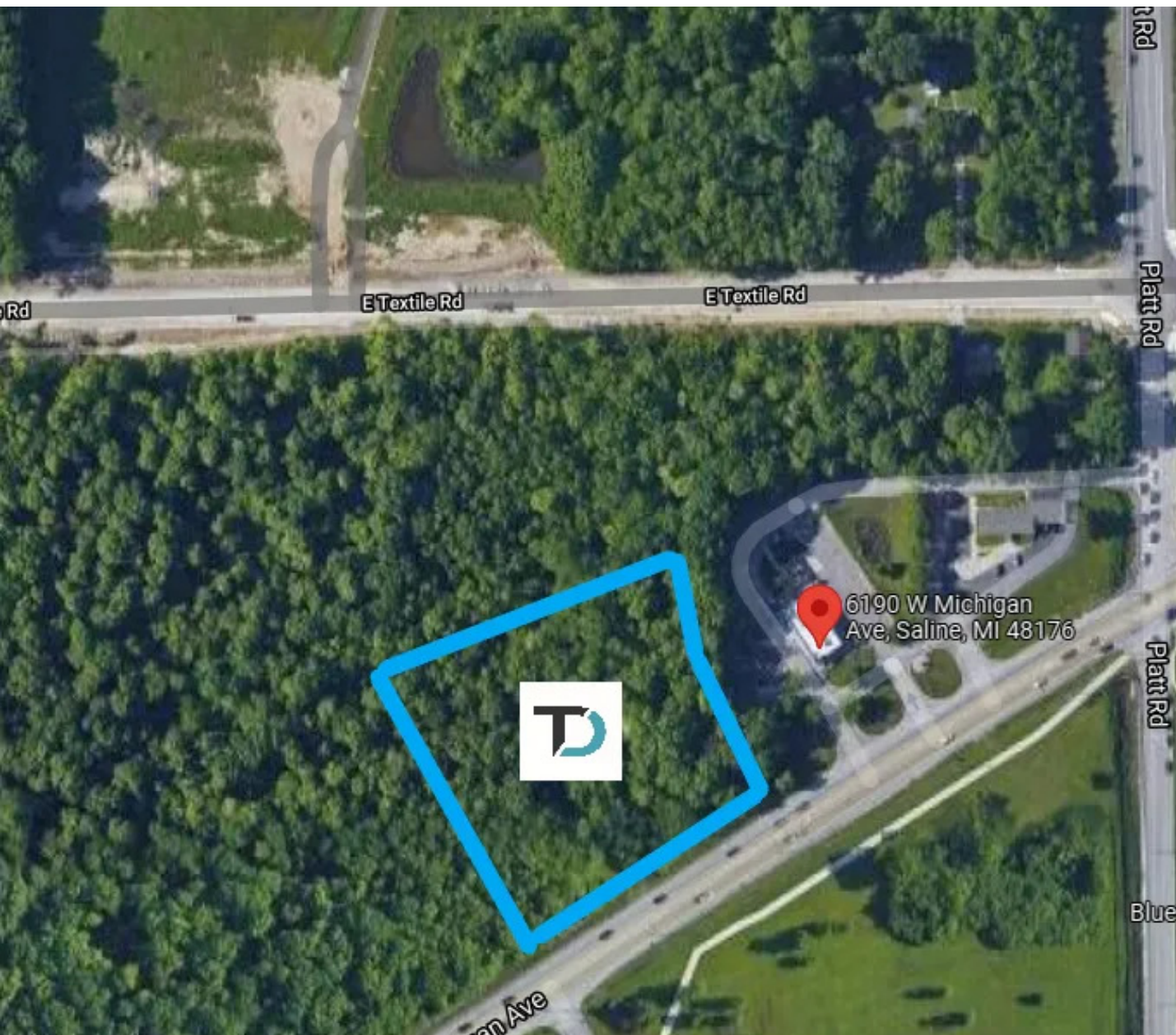


1.39 Acres Michigan Ave. & Platt

Strong Traffic Counts on Michigan Ave. Between US 23 & State Street Pittsfield, MI 48176



FOR SALE

Get**Real**quality
248.476.3700

LISTED BY:

James Porth

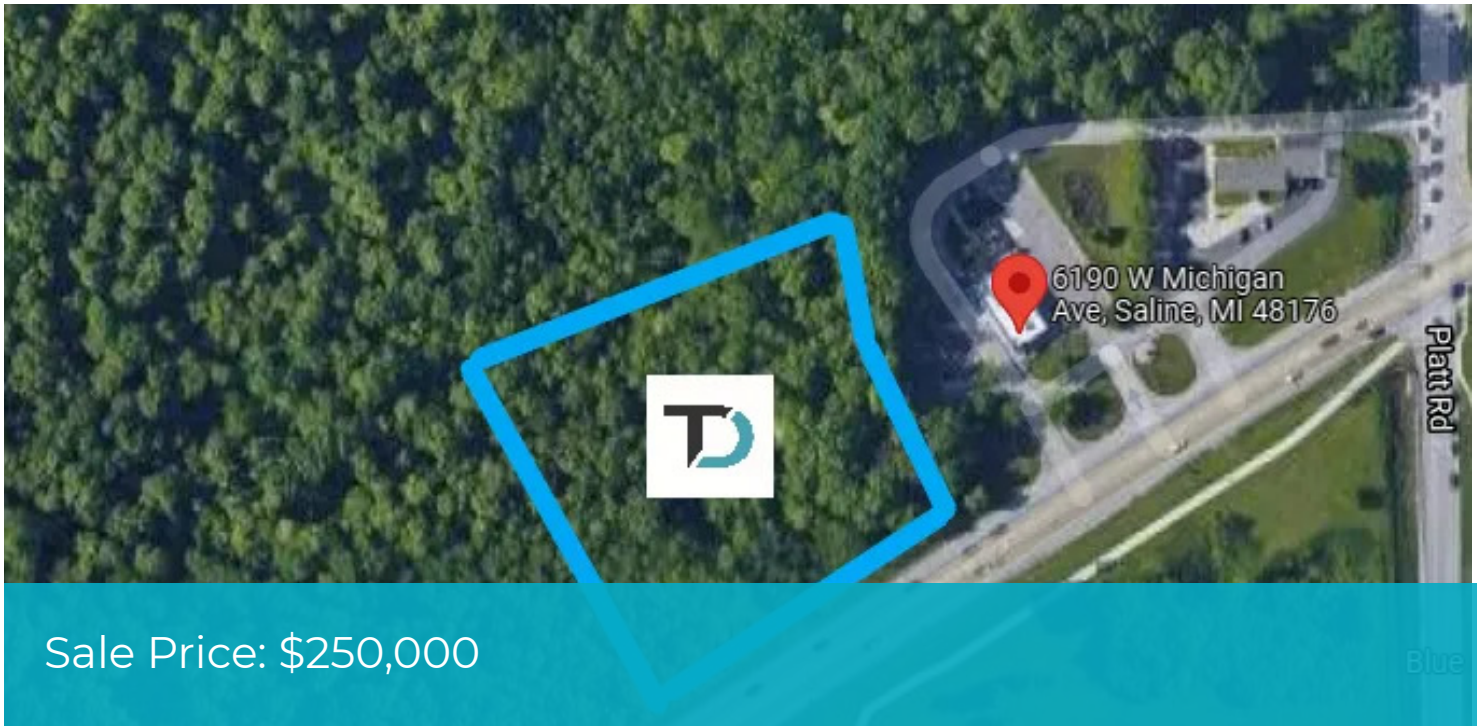
Partner

jporth@thomasduke.com

FOR SALE

1.39 Acres Michigan Ave. & Platt

Strong Traffic Counts on Michigan Ave. Between US 23 & State Street Pittsfield, MI 48176



DESCRIPTION

1.39 Acres of Vacant Commercial Land on Michigan Avenue Near Platt Road.

PROPERTY HIGHLIGHTS

- Rare Commercial Vacant Land Site in Pittsfield Twp.
- High Traffic Counts - Cars Per Day
- Next to Burger King
- Across From Township Office
- Many New Residential Developments in the area

FOR SALE

1.39 Acres Michigan Ave. & Platt

Strong Traffic Counts on Michigan Ave. Between US 23 & State Street Pittsfield, MI 48176



FOR SALE

1.39 Acres Michigan Ave. & Platt

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BUILDING INFORMATION

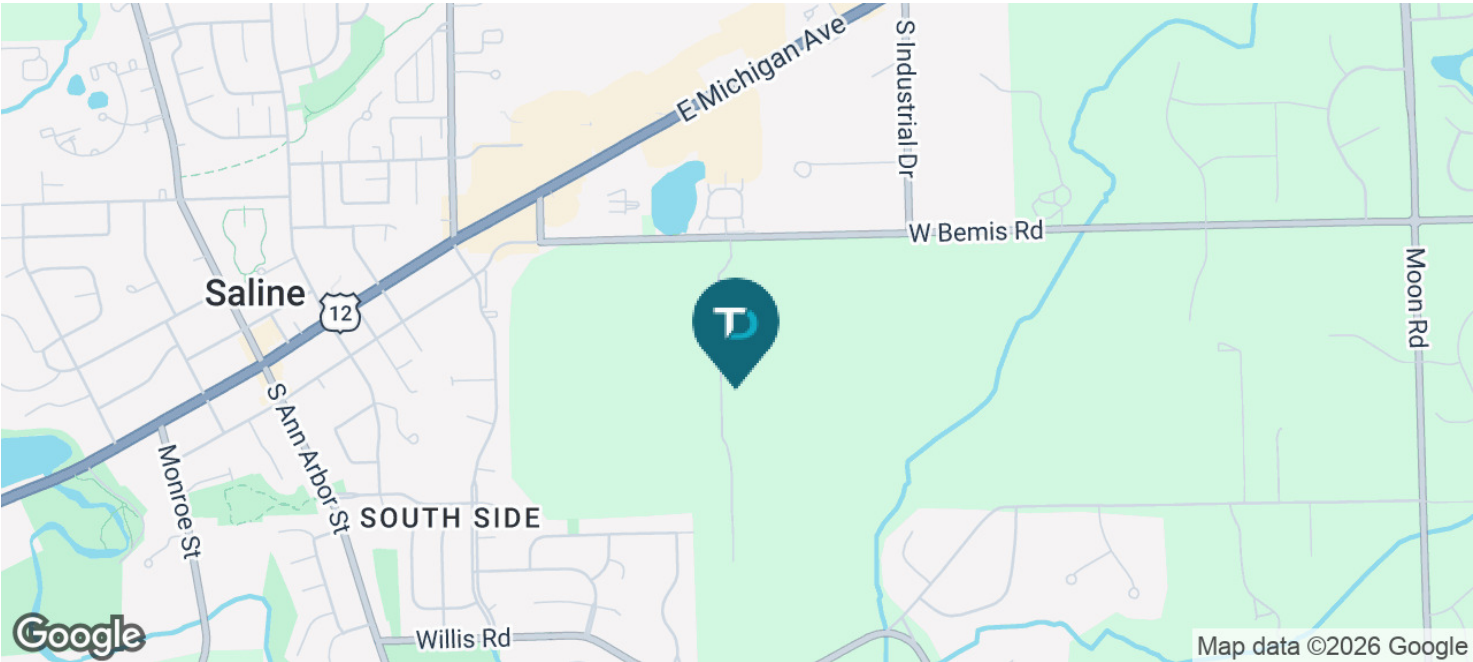
Price/SF:	\$4.13
Price/AC:	\$179,856
Utilities:	At Site

PROPERTY INFORMATION

Lot Size:	1.39 Acres
Property Type:	Land
Property Subtype:	Retail
Zoning	Commercial
Traffic Count:	6,351
Legal Description:	Available Upon Request
APN:	L-12-27-100-016

LOCATION INFORMATION

Strong Traffic Counts on Michigan Ave. Between US 23 & State Street



FOR SALE

1.39 Acres Michigan Ave. & Platt

Strong Traffic Counts on Michigan Ave. Between US 23 & State Street Pittsfield, MI 48176



DEMOGRAPHIC INFORMATION	1 MILE	5 MILES	10 MILES
Total population	1,192	91,391	353,242
Median age	38.4	35.1	33.9
Total households	470	38,887	138,283
Average HH income	\$91,601	\$77,790	\$75,428
Average house value		\$289,697	\$263,531

FOR SALE

1.39 Acres Michigan Ave. & Platt

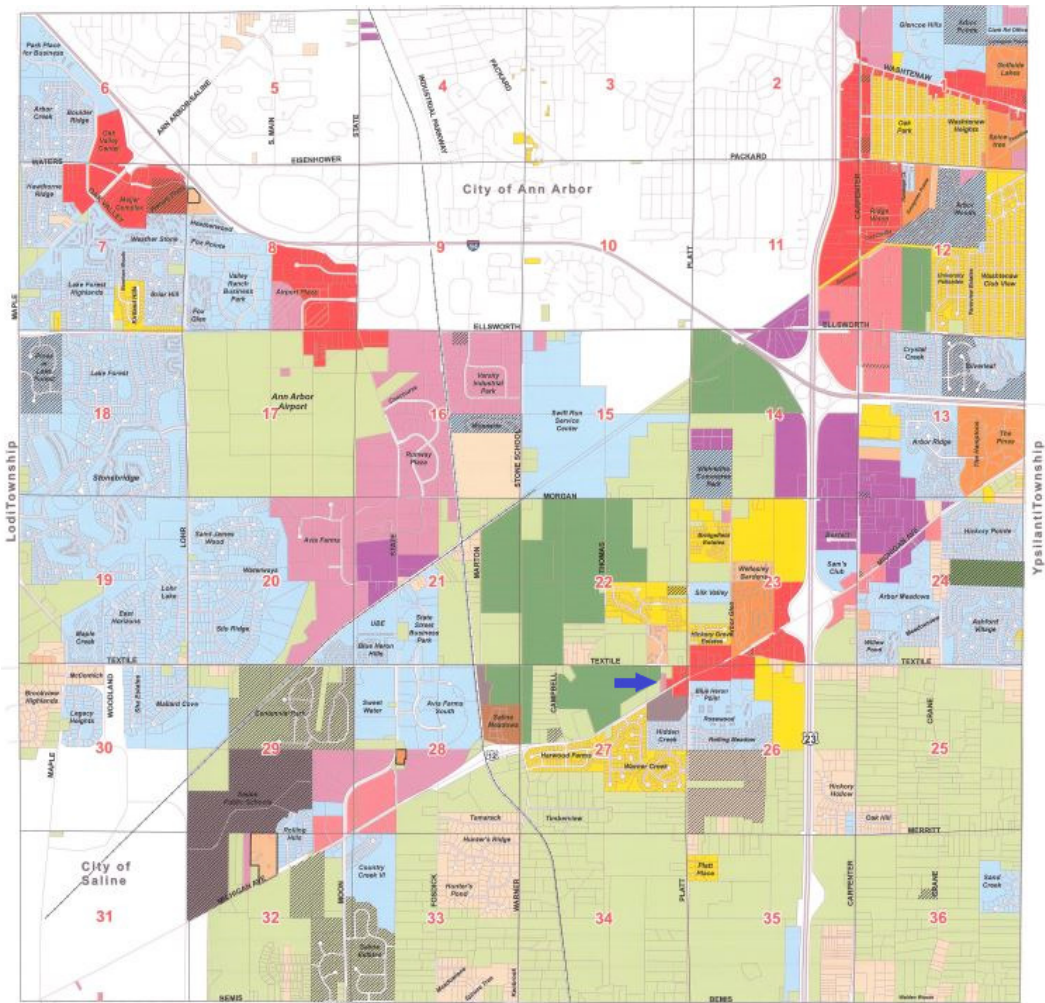
Strong Traffic Counts on Michigan Ave. Between US 23 & State Street Pittsfield, MI
48176

DUE DILIGENCE INDEX

1. Current Zoning
2. Master Plan
3. Tree Ordinance



FOR SALE

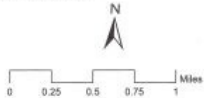


Zoning Map



Pittsfield Charter Township
6201 W. Michigan Ave.
Ann Arbor, MI 48108
<http://www.pittsfield-mi.gov>

- Zoning**
- RC Recreation Conservation
 - AG Agricultural
 - R-1A Single Family Rural Non-Farm Residential
 - R-1B Single Family Suburban Residential
 - R-2 Low Density Multiple-Family
 - R-3 Moderate Density Multiple-Family Residential
 - MHP Mobile Home Park Residential
 - C-1 Neighborhood Commercial
 - C-2 Regional Commercial
 - FB Form Based Mixed Use
 - BD Business
 - I General Industrial
 - PF Public Facilities
 - PUD Planned Unit Development
 - Court Modified
 - Conditionally Rezoned



Official Copy

Wendy S. L. 3/10/21
Date: March 10, 2021

EFFECTIVE DATE | FEBRUARY 24, 2021



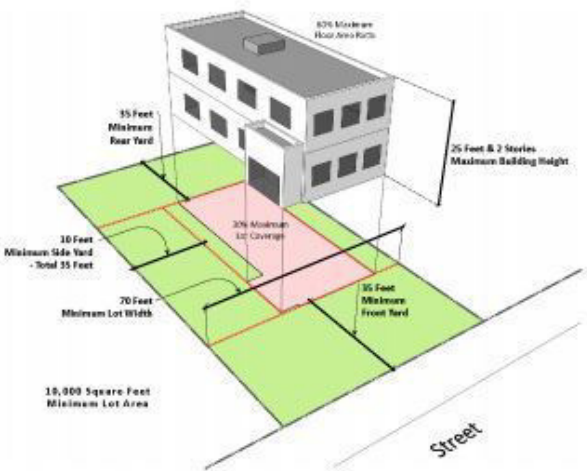
§ 40-4.13. C-1 Neighborhood Commercial District.

- A. Intent. The C-1 Neighborhood Commercial District is intended for small-scale retail and service nodes that provide goods and services primarily for surrounding neighborhoods and business districts. These districts are intended to be located at intersections of collector and arterial roads in close proximity to the neighborhoods and business districts that they serve.
- B. Use regulations. Section 40-4.21 sets forth permitted, accessory, and conditional land uses within the C-1 Neighborhood Commercial District.
- C. Dimensional requirements. The following dimensional requirements shall apply to the C-1 Neighborhood Commercial District:

Table 4.13 C-1 Neighborhood Commercial District Dimensional Requirements										
Minimum Lot Area and Width		Maximum Lot Coverage	Minimum Yards and Setbacks					Maximum Building Height		Maximum Floor Area
Area in Square Feet	Width in Feet	Gross	Impervious Surface Ratio	Front Yard in Feet	Side Yards in Feet		Rear Yard in Feet	In Feet	In Stories	Ratio
10,000	70	30%	n/a	35	Least	Total	35	25	2	60%

Figure 4.13

C-1 Neighborhood Commercial District Dimensional Requirements



- D. Supplemental district standards.
- (1) In addition to those bulk regulations as listed in § 40-4.13C, all development shall conform to supplemental bulk regulations listed in § 40-4.19.
- (2) The minimum width of a lot of a local shopping center or other combined

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development of retail and/or service facilities in this district shall be 200 feet.

- (3) Minimum interior side yards may not be required when two or more buildings are part of a local shopping center or other combined development of local retail and/or service facilities. Side yard requirements shall apply to the perimeter of such developments.



§ 40-4.21. Nonresidential Use Table.

- A. Specified uses. In all districts, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this article.
- B. Schedule of Uses. The Schedule of Use Regulations identifies uses as follows:
- (1) "P" identifies uses permitted as of right.
 - (2) "C" identifies uses requiring conditional use approval as outlined in Article X.
 - (3) "A" identifies accessory uses.
 - (4) No marking identifies uses not permitted.

Nonresidential Districts Use Table						
Use Category	Commercial		Industrial and Office Districts		Public Facility	Specific Use Standard (Article, Section)
	C-1	C-2	I	BD	PF	
Residential						
Dwellings, multiple-family (on upper floors only in a mixed-use building)	C	C				
Live/work units	C	C				§ 40-11.12
Recreation						
Noncommercial parks and recreational facilities						§ 40-11.43
Commercial recreational facility	C	C		C		§ 40-11.43
Playground	P	P			P	
Public arenas, stadiums, and skating rinks	C	C		C	C	§ 40-11.43
Institutional/Cultural						
Adult day-care center	C	C				§ 40-11.05
Adult day-care home	C	C				§ 40-11.05
Adult foster-care, congregate facility	C	C				§ 40-11.05
Adult foster-care, family home	C	C				§ 40-11.05
Adult foster-care, large group home	C	C				§ 40-11.05
Adult foster-care, small group home	C	C				§ 40-11.05
Cemeteries					C	§ 40-11.20
Day-care centers and preschools	C	C		C		
Fine and performing arts facilities	P	P			P	

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Nonresidential Districts Use Table						
Use Category	Commercial		Industrial and Office Districts		Public Facility	Specific Use Standard
	C-1	C-2	I	BD	PF	(Article, Section)
Hospitals			C	C	C	§ 40-11.19, § 40-11.28
Places of worship	C	C		C		§ 40-11.21
Post-secondary schools (technical colleges, business schools)		C	C	C		§ 40-11.17
Primary/secondary schools	C				P	§ 40-11.18
Publicly owned/operated office and service facilities					P	
Transportation terminals					C	
Utility and public service buildings and facilities					C	
Commercial WECS					C	§ 40-14.11
On-site WECS (attached to roof)	A	A	A	A	A	§ 40-14.11
On-site WECS (freestanding)	C	C	C	C	C	§ 40-14.11
Commercial solar energy system/field					C	§ 40-14.12
Solar energy systems (building-mounted)	A	A	A	A	A	§ 40-14.12
Solar energy systems (ground-mounted)	C	C	C	C	C	§ 40-14.12
Geothermal energy systems	A	A	A	A	A	§ 40-14.13
Retail, Entertainment, and Service						
Alcohol sales	C	P				
Artisan food and beverage production (consumption of alcohol on premises requires a conditional use) less than 10,000 gross square feet	P	P	P	P		§ 40-11.46
Artisan food and beverage production (consumption of alcohol on premises requires a conditional use) 10,000 gross square feet or greater	C	C	P	P		§ 40-11.46
Bar/lounge	C	P				
Building material sale		P				§ 40-11.26, § 40-11.29
Business service and repair		P				
Commercial kennels/pet day care	C	C				§ 40-11.16
Conference, meeting, and banquet facilities		C		C		
Dance, martial arts, music, and art studios	P	P		P		

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Nonresidential Districts Use Table						
	Commercial		Industrial and Office Districts		Public Facility	Specific Use Standard
Use Category	C-1	C-2	I	BD	PF	(Article, Section)
Drive-up/drive-through facilities	C	P	C	C		§ 40-11.25
Dry cleaners and laundry	C	C	C			
Durable medical supplies	P	P		P		
Farmers' market	C	C		C	C	§ 40-11.03
Financial institutions	P	P		C		
Firearm sales		C				§ 40-11.27
Funeral home		C		C		
Garden centers/nurseries		P				§ 40-11.29
Health fitness centers/athletic clubs	C	P		C		
Lodging		C				§ 40-11.11
Massage therapy	C	C				§ 40-11.24
Mortuary/crematorium			C			
Open air businesses, as a principal use		C	C			§ 40-11.39
Open air businesses, subordinate to principal use	A	A	A	A		§ 40-11.39
Personal services	P	P				§ 40-11.24
Pharmacies	P	P				
Private clubs, fraternal organizations, and lodge halls	C	C		C		
Restaurants drive-in		C				§ 40-11.41
Restaurants, fast-food	P	P		C		§ 40-11.25
Restaurants, standard	P	P		C		§ 40-11.41
Retail, general	P	P				
Retail, large-scale		P				§ 40-11.26
Retail, wholesale		C	C	C		§ 40-11.28
Sexually oriented businesses			P			§ 40-11.23
Shopping centers		P				§ 40-11.26
Smoking lounge		C	C	C		§ 40-11.47
Theaters and places of assembly	C	C				
Office						
Business services	P	P				
Medical clinics	P	P		P		
Medical laboratories			P	P		
Offices, general	P	P	P	P		
Professional and medical offices	P	P		P		§ 40-11.24
Veterinary clinics and hospitals		C				§ 40-11.16



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Nonresidential Districts Use Table						
Use Category	Commercial		Industrial and Office Dis- tricts		Public Facili- ty	Specific Use Stan- dard
	C-1	C-2	I	BD	PF	(Article, Section)
Industrial						
Self-storage facilities		C	P	C		§ 40-11.31
Light manufacturing			P	P		
Technology centers/office research		P	P	P		
Basic research, design, and pilot or experimental product development			P	P		
Central dry cleaning/laundry plants			C			
Contractors/landscapers yard		C	C			§ 40-11.40
Concrete/asphalt plants			C			
Data processing and computing centers		P	P	P		
Food processing			C			§ 40-11.02
Lumberyards			C			§ 40-11.29
Manufacturing and assembly			P	P		
Material distribution facilities			P			
Materials recovering facility			C			§ 40-11.30
Extractive operations			C			§ 40-11.37
Outdoor storage			C			§ 40-11.40
Printing and publishing		C	P	P		
Radio and television broadcasting and receiving antenna			C	C		
Storage of flammable liquids or gases, above or below ground			C			
Tool and die/plating shops			C			
Trade contractors, home service and repair		C	P	C		§ 40-11.42
Truck terminal facilities			C			
Warehouse establishments			P	P		
Wireless communication facilities	C	C	C	C	C	§ 40-11.38
Automotive/Transportation						
Vehicle fueling/multi-use stations		C				§ 40-11.34
Vehicle rental		C	C	C		
Vehicle repair stations (minor)			C			§ 40-11.32
Vehicle repair stations (major)		C	C			§ 40-11.32

LAND USE CATEGORIES & DEFINITIONS

MIXED-USE I

General Characteristics. This designation is intended to accommodate mixed-use buildings and land uses providing for high density residential, business centers, retail, arts and cultural centers, and services, or a mix therein, that are easily accessible through multiple modes of transportation. This area may also provide shopping and recreational destinations. These areas are to be designed at a human scale and must support accessibility. These areas will exhibit an urban feel with a mix of uses that provide opportunities for use of the area through a 24-hour day. Each area will be developed in a contextually relevant manner.

Location. This use category is planned for areas along established corridors and major intersections or nodes that are primarily already developed or could serve existing or planned residential areas. These areas have existing infrastructure necessary to support higher densities and more intense uses of land or are located where infrastructure could easily and logically be enhanced or expanded to support such land use. These areas will transition from predominately single-use sites and buildings into mixed-use areas that contain a variety of uses. There are six areas within the township that have been identified specifically as prime locations for this type of development. They include the State Road/Ellsworth Road area, the Michigan Avenue/Platt Road area, the Carpenter Road/Packard Road area, the Washtenaw Avenue area, Ann Arbor/Saline Road area, and the State Road/Textile Road area.

Appropriate Land Uses. This designation will support a mixture of many uses including business centers, arts and cultural centers, general retail commercial, restaurants, grocery stores, personal services, apartments, and condominiums, etc. This land use should be mixed in a manner conducive to providing access to each type of use that supports walkability and transit usership. Ease of access between uses within a mixed-use area shall be considered crucial to an effective development. Uses should be mixed in multi-story buildings, incorporating appropriate commercial and service uses in office and residential buildings. The commercial and service uses should support the adjacent residential and business uses. Automotive oriented uses such as gas stations, auto repair, or drive-through facilities are not

appropriate in the mixed-use areas unless they are designed at the human scale. These uses must be contextually appropriate to the character and general use in the surrounding area. For example, the mixed-use area at State and Textile should be geared more towards the business community along the State Road corridor and residents within walking distance, while the mixed-use area on Washtenaw Avenue or Ann Arbor/Saline Road may include uses that have more of a regional draw.

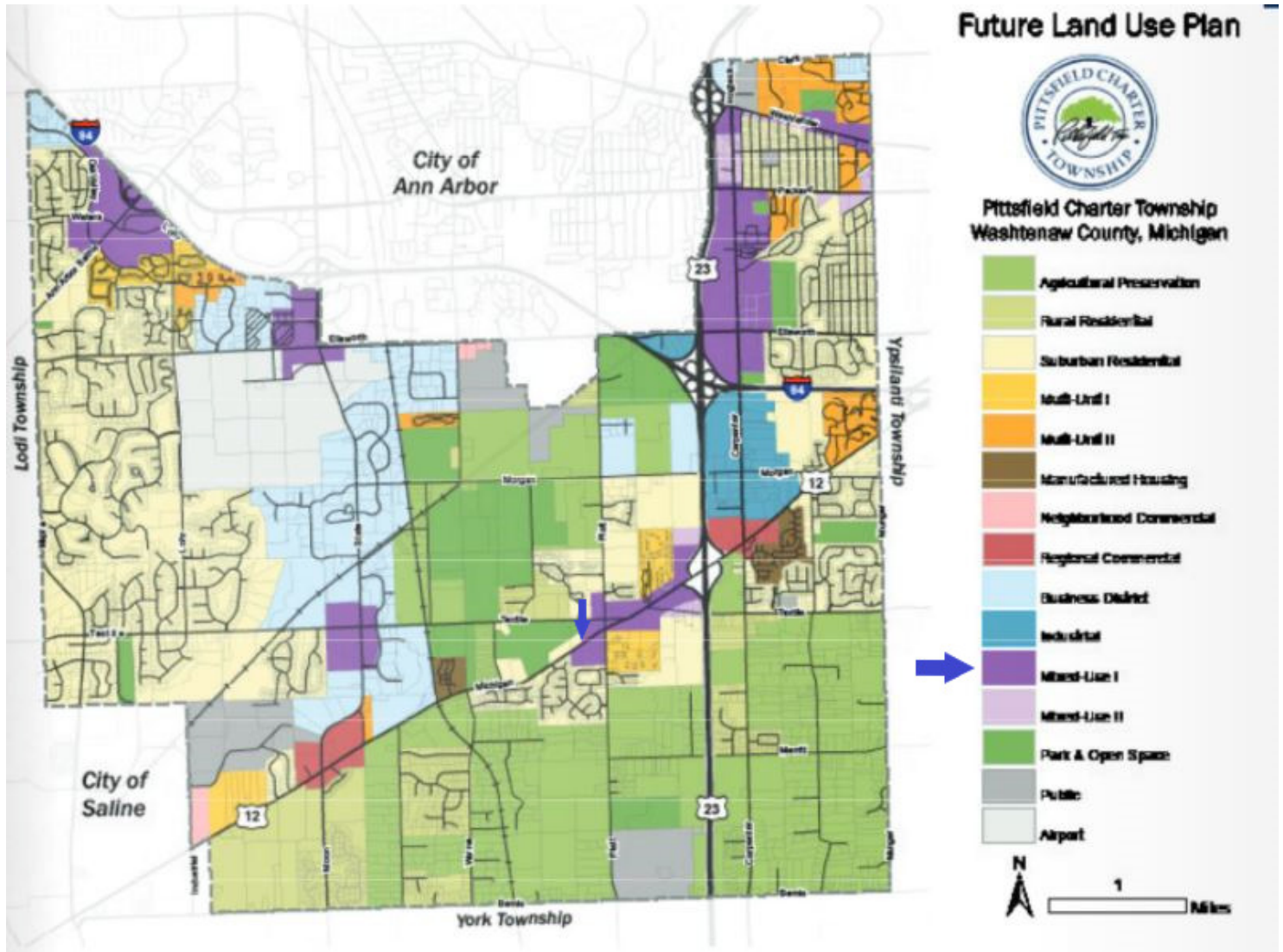
Density. Maximum residential densities in these areas should be in a range from 15 to 30 dwelling units per acre. Maximum lot coverage and floor area ratios in these areas are expected to be higher to accommodate a mixed-use development. Maximum building height in this area should not exceed 6 stories and should be a minimum of 2 stories.

Blocks and Connectivity. Mixed-use areas are large enough that they will include sizeable internal street systems. The street system should create walkable blocks with a maximum perimeter of 2,000 feet and a maximum length of 700 feet. The streets in these areas should exhibit all aspects of a complete street. Mixed-use areas are highly interconnected with surrounding neighborhoods, and the complete street network in the area must continue into surrounding neighborhoods. Roads and non-motorized connections must be designed to connect to adjacent land uses.

Building Location. Buildings should be located close to the street to create a walkable, pedestrian-friendly environment. A 0 foot of setback may be appropriate for a portion of, or an entire building frontage. Buildings should be located close together, separated by alleyways, public streets, and public open spaces.

Building Design. All retail and service uses should be located on the ground floor with either internal or external access or both as these uses can serve both the primary users of the building in which they are located as well as the general public. Office uses and residential uses should be located on the second floor or higher, where appropriate, and be accessed internally as these uses require a buffer from the activity on the street. Balconies may be appropriate

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LAND USE CATEGORIES & DEFINITIONS

MIXED-USE I (CONTINUED)

on upper stories for residential uses. Buildings should be made of substantial materials, incorporating contextually appropriate building design. Façades should be designed to provide a strong relationship with the sidewalk and street. Windows and doors should incorporate design features such as projecting eaves and overhangs, porches or awnings, and other architectural elements that create a human scale and break up the mass. Windows and doors should face onto the street. Seventy-five percent of a building's ground floor frontages should be transparent. Outdoor seating areas for restaurants should also be incorporated into the design. All buildings should have a building frontage in the build-to area for at least 80% of the lot width. Garages, if provided, should be located in, and accessed from rear yards.

Parking. Parking areas in mixed-use areas may be located in parking structures, or side or rear yards. Interior streets will also feature on-street parking.



Pentagon Row, Arlington, Virginia
SOURCE: EPA Smart Growth

§ 40-14.08. Tree and woodland protection.

- A. Purpose. Trees and woodlands provide a number of public benefits, including environmental, social and aesthetic benefits. Uncontrolled development or tree removal could result in unnecessary removal of trees, woodlands, and related natural resources. Therefore, it is the intent of this section to provide for the protection, preservation, proper maintenance and use of trees and woodlands.
- B. Tree removal exceptions. No tree shall be removed from a property except as follows:
 - (1) Diseased, weak, windblown, and disfigured trees.
 - (2) Trees that may be within an area designated specifically for buildings, structures, streets and driveways.
 - (3) If any living tree other than as specified above is proposed to be removed by any person, such person shall submit to the Planning Commission a site plan and required data, exhibits, and information as required in Article IX of this chapter.
 - (4) Tree trimming and removal necessary to the operation of essential service facilities of a municipal or other governmental department or agency or public utility franchised to operate in the Township.
- C. Woodlands. A woodland is defined as any of the following:
 - (1) One-quarter acre or more of contiguously wooded land where the largest trees measure at least six inches in diameter at breast height (DBH). The acreage is to be measured from the dripline to dripline of trees on the perimeter. Contiguous shall be defined as the majority of the 1/4 acre being under the vegetation dripline.
 - (2) A grove, forming one canopy, of at least 10 trees with a DBH of 10 inches or more.
 - (3) Lands that contained woodlands that have had trees removed up to three years prior to a site plan being submitted to the Township. These areas shall also be considered woodlands for mitigation purposes outlined in this section. The Planning Commission may decide to estimate the number and size of trees over six inches in diameter that existed before the removal of the woodland through the use of aerial photographs or by counting remaining stumps. The Planning Commission may accept a study performed by a certified arborist or landscape architect as the determination of the number and size of the trees on the site at the time the woodland was removed. This estimated woodland shall be treated the same as any existing woodland in terms of mitigation. If the species of the former trees cannot be determined, it will be assumed that the species are either oak, hickory, or maple.
 - (4) Woodlands that contain native plant species are considered higher quality than

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those with significant numbers of invasive species. Cultivated woodlands derived from people's planting activities also have considerable importance to the community and are a valuable scenic resource to be preserved.

- D. Heritage trees. Heritage trees are trees that are distinctive because of their age, size, type or historical significance, and are defined as any of the following:
- (1) Any tree (except invasive species as identified in § 40-14.08G with a DBH of 24 inches or larger.
 - (2) Any tree that would qualify as a heritage tree that was removed from the site up to three years prior to a site plan being submitted to the Township. This tree shall be considered an existing heritage tree for mitigation purposes outlined in this section.
 - (3) Any tree on the list below that has attained the associated DBH size:

Table 14.08.D-1		
Heritage Tree Size		
Common Name	Botanical Name	Heritage Tree Size (DBH in inches)
Ash	Fraxinus spp. (not culti- vars)	18
Basswood	Tilia spp.	18
Beech	Fagus spp.	18
Cherry, black	Prunus serotina	18
Elm	Ulmus spp. (except pumila)	18
Fir	Abies spp.	18
Fir, douglas	Pseudotsuga menziesii	18
Kentucky coffeetree	Gymnocladus dioicus	18
Maple (silver)	Acer saccharinum	18
Pine	Pinus spp.	18
Spruce	Picea spp.	18
Sycamore: London plan- etree/American	Platanus spp.	18
Tulip poplar	Liriodendron tulipifera	18
Walnut, black	Juglans nigra	18
Hickory	Carya spp.	16
Honeylocust	Gleditsia tricanthos	16

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Table 14.08.D-1 Heritage Tree Size		
Common Name	Botanical Name	Heritage Tree Size (DBH in inches)
Maple (red)	Acer rubrum	16
Maple (sugar)	Acer saccharum	16
Oak	Quercus spp.	16
Arborvitae	Thuja occidentalis	12
Bald cypress	Taxodium distichum	12
Birch	Betula spp.	12
Black tupelo	Nyssa sylvatica	12
Cherry, flowering	Prunus spp.	12
Crabapple	Malus spp.	12
Dawn redwood	Metasequoia glyptostroi- boides	12
Ginkgo	Ginkgo biloba	12
Hackberry	Celtis occidentalis	12
Hawthorn	Crataegus	12
Hemlock	Tsuga spp.	12
Larch/tamarack	Larix spp.	12
Magnolia	Magnolia spp.	12
Pear	Pyrus spp.	12
Persimmon	Diospyros virginiana	12
Poplar	Populus (except p. del- toides, alba)	12
Sassafras	Sassafras albidum	12
Sweetgum	Liquidamber styraciflua	12
Yellow wood	Cladrastis lutea	12
Blue-beech/hornbeam	Carpinus caroliniana	8
Cedar	Juniperus spp. and up- right cultivars	8
Cedar of Lebanon	Cedrus spp.	8
Chestnut	Castanea spp.	8
Dogwood, flowering	Cornus florida	8

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Table 14.08.D-1		
Heritage Tree Size		
Common Name	Botanical Name	Heritage Tree Size (DBH in inches)
Hop-hornbeam/iron-wood	Ostrya virginiana	8
Maple, mountain/stripped	Acer spicatum/pensylvanicum	8
Paw paw	Asimina triloba	8
Redbud, eastern	Cercis canadensis	8
Serviceberry	Amelanchier spp.	8
Butternut	Juglans cinerea	6
Chestnut, American	Castanea dentata	6

- E. Tree and woodland protection. To the fullest extent possible, effort shall be made to preserve and protect woodlands and individual heritage trees. [See § 40-13.02B(6) for requirements about trees identified on plans "To Remain."] The following shall apply:
- (1) Include existing woodlands and heritage trees within the site design as much as possible. Minimize clearing around buildings or for other site amenities.
 - (2) Excavated soils from basements and other necessary grading shall not be temporarily or permanently disposed of in a woodland or around heritage trees to be retained.
 - (3) Minimize grading/soil disturbance in the vicinity, and at a minimum within the CRZ, of retained trees.
 - (4) Provide for effective stormwater management to prevent a change in moisture levels and drainage patterns in woodlands and around heritage trees.
- F. Tree mitigation. In general, woodlands are not to be removed for new development, and Heritage Trees shall not be removed for development except under the most extreme circumstances. Site design shall consider any Heritage Tree on a site an important design element. Removal shall be explained in the Natural Features Impact Statement, shall occur rarely, and be considered only after alternatives are studied and found not to be feasible.
- (1) When woodlands and heritage trees are to be removed, as agreed to by the Planning Commission, the removal shall be mitigated as follows:
 - (a) Woodland trees six inches or larger DBH shall be mitigated by installation of replacement trees equal to a minimum of 100% of the

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original DBH removed.

- (b) Heritage trees (including those located within woodlands to be removed) shall be mitigated by installation of replacement trees equal to a minimum of 150% of the original DBH removed.
 - (c) Replacement trees using caliper measurements must be provided at 140% of the DBH required.
 - (d) Replacement trees shall be nonsterile varieties of species native to Washtenaw County. The minimum size of a deciduous replacement tree shall be 2.5-inch caliper. The minimum size of an evergreen replacement tree shall be six feet in height. The Township may accept smaller sizes if they are part of a woodland restoration plan. If more than 10 trees are required, a mixture of three or more species must be used. Replacement trees required for mitigation purposes shall not be counted toward trees required for landscaping purposes.
- (2) For each heritage tree that is removed without the approval of the Township Planning Commission, the applicant or the property owner shall provide a replacement tree or combination of trees of a species native to Michigan equal to a minimum of 200% of the original DBH. Replacement trees shall be installed by the applicant prior to issuance of a certificate of occupancy.
 - (3) Any protected woodlands or heritage trees that are determined, by a certified arborist, to be dead, dying, or severely damaged due to on-site construction activity within three years after issuance of a certificate of occupancy or final permit approval for development authorized by an approved site plan or plat shall be replaced by the applicant or property owner. The applicant or property owner shall provide a combination of trees native to Michigan equal in the aggregate to 100% of the DBH of the tree(s) that are lost. In the case of heritage trees, the natural features protection plan shall include a description of a proposed amount and type of security to be posted. The security shall be in the form of cash, surety bond or letter of credit, in an amount approved by the Planning Commission. The applicant shall provide the security to the Township prior to issuance of a certificate of occupancy by the Zoning Administrator.
 - (4) All required replacement trees shall be planted on the property on which the trees they are to replace were removed, unless sufficient area is not available on the property for all the required trees. If sufficient area is not available, the replacement trees that cannot be planted on-site may be planted off-site within Pittsfield Township on privately or publicly owned property, provided that the location and planting plan are approved by the Planning Commission. Written approval of the owner of the property on which the trees are to be planted shall be submitted to the Township before the Planning Commission may approve the location and the planting plan. After Planning Commission approval of the site plan, the applicant shall submit evidence to the Township of a recorded easement for the proposed off-site planting on privately owned property before

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planting may begin. The easement may not be modified in any manner unless prior approval is obtained from the Planning Commission.

- G. Invasive plant species. The plant species set forth in the Prohibited Weeds and Invasive Plant List as adopted by the Township Board shall not require mitigation if removed from a development site.

