



**6024 & 6070 W Main St
Kalamazoo, Michigan 49009**

Property Highlights

- Property located right off US - 131
- Last developable piece of land in the commercial overlay zone
- Access to 10th St and West Main
- Over 300' of frontage on West Main
- 1.91 Acres
- Located next to Lake Michigan Credit Union, Advia Credit Union, Huntington Bank, Ethan Allen and Latitude 42 Brewing Co



For More Information

Paul Oosterbaan

O: 616 575 7054 | C: 269 760 2101
paulo@naiwwm.com

Todd Leinberger, MBA

O: 616 242 1114 | C: 231 679 4457
toddl@naiwwm.com

Sale Overview

6024 & 6070 W Main St
Kalamazoo, Michigan 49009

Sale Information

Price:	\$1,800,000.00
Municipality:	Oshtemo Township
PPN:	39-05-14-282-090 & 39-05-14-288-072
SEV (2023):	\$199,300.00
Taxable Value (2023):	\$128,433.00
Summer Taxes (2023):	\$1,379.10
Winter Taxes:	\$5,699.12
Total Taxes:	\$7,078.22

Legal Description

05-14-282-090

SEC 14-2-12 BEG AT E1/4 POST SEC 14 TH N ALG E LI SD SEC 219 FT TH W PAR TO E&W1/4 LI SD SEC 208 FT TH S PAR TO E LI SD SEC 219 FT TO E&W1/4 LI SD SEC TH E THEREON 208 FT TO BEG EXC BEG AT E1/4 POST SEC 14 TH N ALG E LI SD SEC 133 FT TH S 63DEG01MIN56SC W 299.59 FT TO E&W1/4 LI SD SEC TH E THEREON 300 FT TO BEG ALSO EXC SO MUCH OF ABOVE DESC DEEDED TO MICH STATE HWY DEPT BY DEED L859 ON P507 AS RECD REG DEEDS OFF KAL CO MICH * (H 14-8-8)

05-14-288-072

SEC 14-2-12 BEG AT A PT 50' N & 208' W OF E 1/4 POST TH W 232' TH N280' TH E 232' TH S280' TO BEG; EXC SO MUCH OF THE ABOVE DESC IN DEED TO MICH STATE HWY DEPT BY DEED L857 P1432 REG OF DEEDS, KAL CO MI ****12/06 SPLIT 14-288-060 & 14-288-070 INTO 14-288-062 & 14-288-072****



FUTURE RENDERING PROSPECT

Traffic Count Map

6024 & 6070 W Main St
Kalamazoo, Michigan 49009



ZONING ORDINANCE

ARTICLE 8

8 – R-3: RESIDENCE DISTRICT

Contents:

8.10 STATEMENT OF PURPOSE

8.20 PERMITTED USES

8.30 PERMITTED USES WITH CONDITIONS

8.40 SPECIAL USES

(Amended by ord. no. 632, adopted February 10th, 2021, effective February 16th, 2021.)

8.10 STATEMENT OF PURPOSE

This district classification is designed as a transitional zoning classification to permit residential development together with other facilities that do not generate large volumes of traffic, traffic congestion and parking problems, and are designed so as to be compatible with surrounding residential uses.

8.20 PERMITTED USES

- A. Any permitted use in the "R-2" Residence District.
- B. Accessory buildings and uses customarily incidental to the foregoing.
- C. Family day care home.
- D. Adult Foster Care Facility.
- E. Foster Family Home.

8.30 PERMITTED USES WITH CONDITIONS

- A. Conversion of a residence for offices.
- B. Temporary outdoor events (not lasting more than one day).
- C. Home occupations.

8.40 SPECIAL USES

- A. Three or four-family dwellings.
- B. Buildings and regulator stations for essential services.
- C. Golf courses, parks, and outdoor recreational areas.
- D. Office buildings.
- E. Veterinary, small animal clinics.
- F. Banks, credit unions, and savings and loan offices.
- G. Public and private schools.

Additional Photos

6024 & 6070 W Main St
Kalamazoo, Michigan 49009

- H. Child Care Centers and Adult Care Centers.
 - I. Group day care home.
 - J. Beauty parlors or barber shops.
- K. Temporary outdoor events (lasting more than one day).
- L. Communication towers.
- M. Earth removal, quarrying, gravel processing, mining, related mineral extraction businesses, and landfill gas recovery processing facilities.
- N. Wind energy conversion systems.
- O. Larger Facilities for Child and Adult Foster Care, including: Child Caring Institutions, Foster Family Group Home, Adult Foster Care Small Group Home, and Adult Foster Care Large Group Home.

ZONING ORDINANCE

ARTICLE 35

35 – 9TH STREET AND WEST MAIN OVERLAY ZONE

Contents:

- 35.10 STATEMENT OF PURPOSE
- 35.20 OPTIONAL OVERLAY
- 35.30 PERMITTED USES.
- 35.40 SPECIAL USES
- 35.50 DEVELOPMENT STANDARDS
- 35.60 DIMENSIONAL DEVIATION
- 35.70 REVIEW CRITERIA

(Amended by ord. no. 632; adopted February 10th, 2021, effective February 16th, 2021.)

35.10 STATEMENT OF PURPOSE

This Overlay Zone is designed to allow for commercial and residential development along the West Main Street corridor within the West Main Street Sub-Area and the 9th Street corridor within the 9th Street Sub-Area. This Overlay Zone is in keeping with the goals, objectives and standards of the 9th Street Sub-Area Plan and the West Main Street Sub-Area Plan. To that end, specific standards have been established to ensure the following objectives are achieved:

A. 9th Street Corridor.

1. Recognize its location along a significant rural corridor in the Township and shall ensure future development presents the appropriate character for the Township.
2. Maintain the efficiency of the existing transportation system and provide a safe and efficient local transportation network within new development along with other necessary infrastructure and utility improvements.
3. Provide for a high quality of life for residents in and around the Sub-Area, including the protection of existing natural features.
4. The majority of the 9th Street and KL Avenue frontage has been designated as 9th Street Commercial. This designation reflects a low intensity commercial and non-residential vision along 9th Street that complements the rural nature of the Township as a whole.
5. Areas designated Transitional Residential will allow for residential development primarily through PUD or cluster development processes in order to allow for innovative neighborhoods while protecting existing natural resources and open space areas. Where the development is adjacent to the 9th Street Commercial designation, medium density residential uses such as condominiums, senior housing, and two-family to four-family units would be appropriate.

B. Main Street Corridor.

1. Reflect the rural character of the Township and be respectful of surrounding development.

2. Limit access to West Main Street and provide interconnections with adjacent development to establish a safe and efficient local transportation network.
3. Occur in a manner that enhances the existing quality of life of all those who live, work, and play in Oshtemo.
4. Reflect the low intensity commercial and non-residential vision along West Main Street that would complement the rural nature of the Township.
5. Transitional Residential areas will serve as buffers between the traffic and non-residential uses along West Main Street and the adjacent neighborhoods and residential uses.
6. Because of the infrastructure and surrounding development, this is an appropriate location for residential development as an extension of existing neighborhoods to the east and west. However, as development occurs along the corridor, the surrounding neighborhoods should be appropriately protected.

35.20 OPTIONAL OVERLAY

The 9th Street and West Main Street Overlay Districts are established as Optional Overlay Zones. This means that they are overlaid on other, existing zoning districts. Within these Optional Overlay districts, property owners have the option to continue to use their property in the manner permitted in the underlying districts. The Overlay provides additional opportunities and flexibility should property owners choose to avail themselves of those choices. These opportunities within the Overlay district, however, do not apply unless the property owner elects to become subject to the Overlay District and the standards and procedures contained herein.

35.30 PERMITTED USES.

A. 9th Street Residential

The following uses may be located within the 9th Street Residential Section of the Overlay District:

1. All uses permitted in the "R-2" Residence District Sections 7.20 and 7.30.
2. Single-family dwellings developed in accordance with Article 44 Open Space Preservation Residential Development.
3. Alternative housing types such as two-family attached and four-family attached may be allowed within 300 feet of the 9th Street Commercial section, provided they are determined to be in keeping with the goals and intent of the 9th Street Sub-Area Plan's transitional residential designation and comply with the requirements of Article 9 and 50
4. Family day care home.
5. Accessory buildings and uses customarily incidental to the foregoing.

B. 9th Street Commercial

The following uses may be located within the 9th Street Commercial Section of the Overlay District:

1. Any business primarily for the retail sale of merchandise or services in which any manufacturing, assembling or fabricating is merely incidental to and an unsubstantial part of said business.
2. Laundromats and dry-cleaning establishments, excluding those establishments providing cleaning services for other laundromats and dry-cleaning establishments.
3. Banks, credit unions, savings and loan offices and similar financial institutions.
4. Offices, including medical and dental offices.
5. Restaurants without drive-throughs.
6. Essential services.
7. Accessory buildings and uses customarily incidental to the foregoing.

8. Houses of worship.
 9. Proprietary schools and colleges.
 10. Temporary outdoor events subject to the conditions of Section 48.120.
- C. West Main Street Residential

The following uses may be located within the West Main Street Residential section of the Overlay District:

1. All uses permitted in the "R-2" Residence District Sections 7.20 through 7.40.
 2. Single-family dwellings developed in accordance with Article 44 Open Space Preservation Residential Development.
 3. Alternative housing types such as two-family attached and four-family attached may be allowed within 300 feet of the Main Street Commercial section, provided they are determined to be in keeping with the goals and intent of the Main Street Sub-Area Plan's transitional residential designation.
 4. Family day care home.
 5. Accessory buildings and uses customarily incidental to the foregoing.
- D. West Main Street Commercial

The following uses may be located within the West Main Street Commercial section of the Overlay District:

1. Any business primarily for the retail sale of merchandise or services in which any manufacturing, assembling or fabricating is merely incidental to and an unsubstantial part of said business.
2. Banks, credit unions, savings and loan offices and similar financial institutions.
3. Offices, including medical and dental offices.
4. Laundromats and dry-cleaning establishments, excluding those establishments providing cleaning services for other laundromats and dry-cleaning establishments.
5. Restaurants without drive-throughs.
6. Essential services.
7. Accessory buildings and uses customarily incidental to the foregoing.
8. Houses of worship.
9. Proprietary schools and colleges.
10. Temporary outdoor events subject to the conditions of Section 48.120.

35.40 SPECIAL USES

A. Residential

The following uses may be located within the 9th Street Residential and the West Main Street Residential section of the Overlay District subject to Special Use approval:

1. Group day care home.
2. Residential planned unit development subject to Article 41.
3. Golf courses, parks, and outdoor recreational areas.
4. Buildings and regulator stations for essential services.
5. Public and private schools.
6. Larger Facilities for Child and Adult Foster Care, including: Child Caring Institutions, Foster Family Group Home, Adult Foster Care Small Group Home, and Adult Foster Care Large Group Home.

B. Commercial

The following uses may be located within the 9th Street Commercial and the West Main Street Commercial section of the Overlay District subject to Special Use approval:

1. Assembly and Convention Halls.
2. Brewpub.
3. Buildings and regulator stations for essential services.
4. Child Care Centers and Adult Care Centers.
5. Commercial planned unit developments subject to Article 41.
6. Craft food and beverage production facility.
7. Crematories.
8. Drive-in service window or drive-through service for businesses, not to include restaurants.
9. Funeral homes.
10. Golf courses, parks, and outdoor recreational areas.
11. Group day care home.
12. Hotels, motels.
13. Indoor theaters.
14. Microbrewery.
15. Nursing, convalescent, handicapped, assisted living, or senior citizens' homes.
16. Private clubs.
17. Public and private schools.
18. Skating rinks, bowling alleys, indoor recreational facilities and health clubs.
19. Temporary outdoor events.
20. Veterinary clinics.
21. Wine Tasting Room.
22. Temporary outdoor event (lasting more than one day)

35.50 DEVELOPMENT STANDARDS

A. General Requirements

1. Unifying Elements

The following unifying elements should be a part of every development within the 9th Street Sub-Area and West Main Street Sub-Area

- a. Existing natural features, such as wetlands, woodlands, landmark trees, and scenic vistas, should be preserved and incorporated into the development or redevelopment.
- b. To screen uses from the roadway, undulating landforms and a combination of trees, shrubs, perennials and grasses should be used instead of rigid berms and rows of evergreen trees.
- c. Where feasible, the required bicycle paths along 9th Street and West Main Street should meander and undulate through the landscape and not proceed in a straight line parallel to the road. Lower level bike path lighting is allowed.
- d. Building setbacks and landscape buffers should be designed as naturalized green spaces, incorporating sustainable storm water management features and creative use of vegetation.
- e. At least 60 percent of the landscape proposed should be composed of materials that are native (For a listing of species native to Lower Michigan, see MICHIGAN FLORA ONLINE at www.michiganflora.net) and hardy in both rural and suburban settings, inspire rural images and vistas, maintain a healthy condition in a street side environment and provide visual interest to highlight the rural indigenous character of the Township.



Naturalized landscaping is a key unifying element.



Example of meandering bicycle trail.

2. Low Impact Development (LID) best management practices shall be used in the development of any site or development within the Overlay District. The design of stormwater management systems shall respond to the natural drainage patterns of the area and be in coordination with the groundwater protection standards of Section 56.10 and the groundwater protection policies set forth in the Master Plan.
3. All development shall be designed to incorporate and/or promote the preservation of the site's natural features and unique physical characteristics. A natural features preservation plan shall be submitted. This shall include an inventory of existing conditions. Green space enhancement plans for land area along public roads abutting the commercial development shall also be provided.

B. Setbacks and side line spacing

Buildings within the Main Street Overlay District shall be set back a minimum of 140 feet and buildings within the 9th Street Overlay Districts shall be set back a minimum of 100 feet from the centerline of the road right-of-way. Side line spacing shall comply with the standards of Section 50.60. Additional setback, open space, or buffer yard area may be required along adjacent water bodies, streams, or drains to limit the impact of the proposed development on the health and/or function of the stream or drain.

C. Site circulation

Developments within the 9th Street and West Main Overlay Zone shall comply with the Access Management Guidelines in Article 51 of this Ordinance as well as the Access Management Plan through the development of an interior street network, inter connections, and shared access drives and parking lots.

Direct access from 9th Street or West Main Street to individual properties within the Overlay Zone shall be provided only in compliance with the 9th Street Sub-Area Plan or the West Main Street Sub-Area Plan.

Where adjacent properties have not yet developed and/or extensions of the interior street system abutting the site has not yet been constructed, provision for the following design elements is appropriate:

1. site design that accommodates the interior street system in the future
2. temporary direct access provided in compliance with Article 51.
3. closure of the temporary access at the time the property can reasonably be served by the interior street system

All two-way interior streets within the Overlay Zone shall have a paved driving surface with a minimum width of 24 feet, exclusive of parking area.

All one-way interior streets within the Overlay Zone shall have a paved driving surface with a minimum width of 15 feet, exclusive of parking area.

Interior street systems shall comply with the access management guidelines set forth in the Access Management Plan and Article 51.

D. Building requirements

The following specific conditions regarding building and site design shall be incorporated into the design standards and/or the development plan:

1. Buildings shall be oriented in consideration of the interior street system and existing natural features on the site.
2. There shall be a minimum building setback of 15 feet from an interior street and ten feet from a parking area.
3. The footprint of a single-story building shall not exceed 25,000 square feet of floor area; a multi-story building shall not exceed 35,000 square feet of gross floor area. This shall not include basement or other below ground development.
4. For developments with multiple buildings and/or multiple sites, the developer must create architectural and design standards for buildings and sites prior to the division of land within the 9th Street Sub-Area or West Main Street Sub-Area. The architectural and design standards must be submitted to the Planning Commission for review and approval prior to development. Building and site designs within the development area shall be reviewed and approved by the Planning Commission based upon said standards.
5. The design and siting of buildings and other improvements shall follow the contours of the area and respect existing natural features.
6. The design of buildings and exterior improvements on each individual site shall be complementary and compatible with the rural character of the 9th Street Sub-Area or West Main Street Sub-Area to create a unified development image that is consistent with this area of the Township.
7. The placement of sculptures, fountains, and similar yard area improvements is and will not be subject to setback requirements.

E. Parking

Parking shall be developed in compliance with the provisions of Article 52 Off-street Parking of Motor Vehicles. Required off-street parking shall be designed in recognition of the area's topography and natural features.

No more than one double-loaded row of parking may be located in front of a building facing Main Street or 9th Street.

Parking layouts shall be designed to accommodate cross-access arrangements and facilitate pedestrian travel. Cross-parking arrangements are encouraged.

F. Pedestrian pathways

Non-motorized vehicular/pedestrian travel routes shall be incorporated into site designs and located to allow for extension of and/or connection with similar travel routes on adjacent properties consistent with the Township's Non-motorized Plan and constructed in accordance with the Township's adopted engineering standards.

Interior streets shall be designed with sidewalks to provide pedestrian access to buildings and throughout the development area.

G. Landscaping

Development or redevelopment in the 9th Street Sub-Area or West Main Street Sub-Area shall comply with the provisions of Section 53.100 including 53.110 Incentives for restoring pre-settlement vegetation and are encouraged to include the following rural design elements.

1. Large masses of native or naturalized perennials and grasses should be utilized in the landscape area along West Main Street. Plantings should be informal, have a natural appearance and require minimal maintenance. (For a listing of species native to Lower Michigan, see MICHIGAN FLORA ONLINE at www.michiganflora.net).
2. Irrigation should be used only where needed due to the type of plants used.
3. Open areas, including those in or near the right-of-way, should be left in a natural state, rather than converted to lawn.
4. Trees should be clustered and planted at random intervals. They should be left in naturalized beds with naturalized undergrowth whenever possible.
5. Existing native vegetation should be maintained along the 9th Street and West Main Street road frontage.
6. Land forms should be smooth, natural, undulating forms with the bike path meandering over, down, around and through the land forms.
7. Development within the Overlay Districts shall also comply with any screening requirements within the Zoning Ordinance unless otherwise modified by the Planning Commission.



An example of large masses of perennials and grasses.



Joe-Pye Weed is an example of native vegetation.

H. Site lighting

Exterior site lighting shall be designed in compliance with the lighting objectives and standards set forth in Section 54.10 and in coordination with other land uses within the immediate 9th Street Sub-Area or West Main Street Sub-Area.

I. Water, sewer and utilities

Public water and sanitary sewer shall be provided as part of the site development.

All utilities, including telephone, electric and cable television, shall be placed underground.

Development on the site shall comply with the storm water management standards of Section 56.20.A of this Ordinance. The design of storm water management systems shall respond to the natural drainage patterns of the area and be designed in coordination with the groundwater protection standards of Article 56, the groundwater protection policies set forth in the Master Plan, and the 9th Street Sub-Area Plan or the West Main Street Sub-Area Plan, whichever is applicable.

J. Natural features and open space

The site shall be designed to incorporate and/or promote the preservation of natural features and unique physical character. A natural features preservation plan shall be submitted for review/approval. The natural features preservation plan shall identify all regulated natural features and generally identify other existing natural features to be preserved and to be removed or altered. Greenspace enhancement plans for land area along public roads abutting the site shall also be required.

Not less than five percent of the site shall be designated as open space and subject to the following standards:

1. Any significant/sensitive non-regulated environmental resources (e.g., steep slopes, wetlands, woodlands, etc.) shall be included within the designated open space.
2. Designated open space on individual sites shall be arranged so as to form an interconnected open space network across the 9th Street Sub-Area or West Main Street Sub-Area.
3. Designated open space shall be retained in an essentially undeveloped or unimproved state to serve the following purposes:

- a. conservation of land and its resources
 - b. ecological protection
 - c. protect historic and/or scenic features
 - d. shaping and guiding development within the 9th Street Sub-Area or West Main Street Sub-Area
 - e. enhancement of values and safety.
4. Structures or buildings which are accessory to the designated open space may be erected in accord with the approved Site Plan. These accessory structures or buildings shall not exceed, in the aggregate, one percent of the designated open space.
 5. Designated open space shall be set aside through an irrevocable conveyance approved by the Planning Commission, such as:
 - a. recorded deed restrictions
 - b. covenants that run perpetually with the land
 - c. a conservation easement
 - d. land trusts.
 6. Such conveyances shall assure that the open space is protected from development, except as approved by the Planning Commission. Such conveyance shall also:
 - a. indicate the proposed allowable use(s) of the designated open space;
 - b. require that the designated open space be maintained by parties who have an ownership interest in the open space;
 - c. provide standards in accordance with best management practices for scheduled maintenance of the open space;
 - d. provide for said maintenance to be undertaken by the Township in the event that the dedicated open space is inadequately maintained or is determined by the Township to be a public nuisance, with the assessment of costs upon the open space owner.

K. Signage

All signage shall comply with Article 55 of the Zoning Ordinance.

35.60 DIMENSIONAL DEVIATION

To encourage flexibility and creativity consistent with the objectives of the 9th Street Sub-Area Plan and the West Main Street Sub-Area Plan, the Planning Commission may grant specific deviations from the dimensional requirements set forth in this Article. Any dimensional deviation shall be approved through a finding by the Planning Commission that the deviation meets the purpose of the 9th Street Sub-Area Plan, the West Main Street Sub-Area Plan and this Overlay Zone. Such a dimensional deviation is not subject to variance approval by the Zoning Board of Appeals.

The minimum parcel, lot or building site area, frontage, and width shall not be reduced more than ten percent below that required by Section 50.10.A.

35.70 REVIEW CRITERIA

In considering an application for development within the Overlay Zone, the Planning Commission shall make its determination on the basis of the goals and objectives of the 9th Street Sub-Area Plan, the West Main Street Sub-Area Plan, the Special Use criteria set forth in Section 65.30, the Site Plan Review Criteria set forth in Section 64.80, as well as the following standards and criteria:

- A. The overall design shall be consistent with the goals and objectives of the 9th Street Sub-Area Plan, the West Main Street Sub-Area Plan and the specific design standards set forth herein.

Zoning (cont'd)

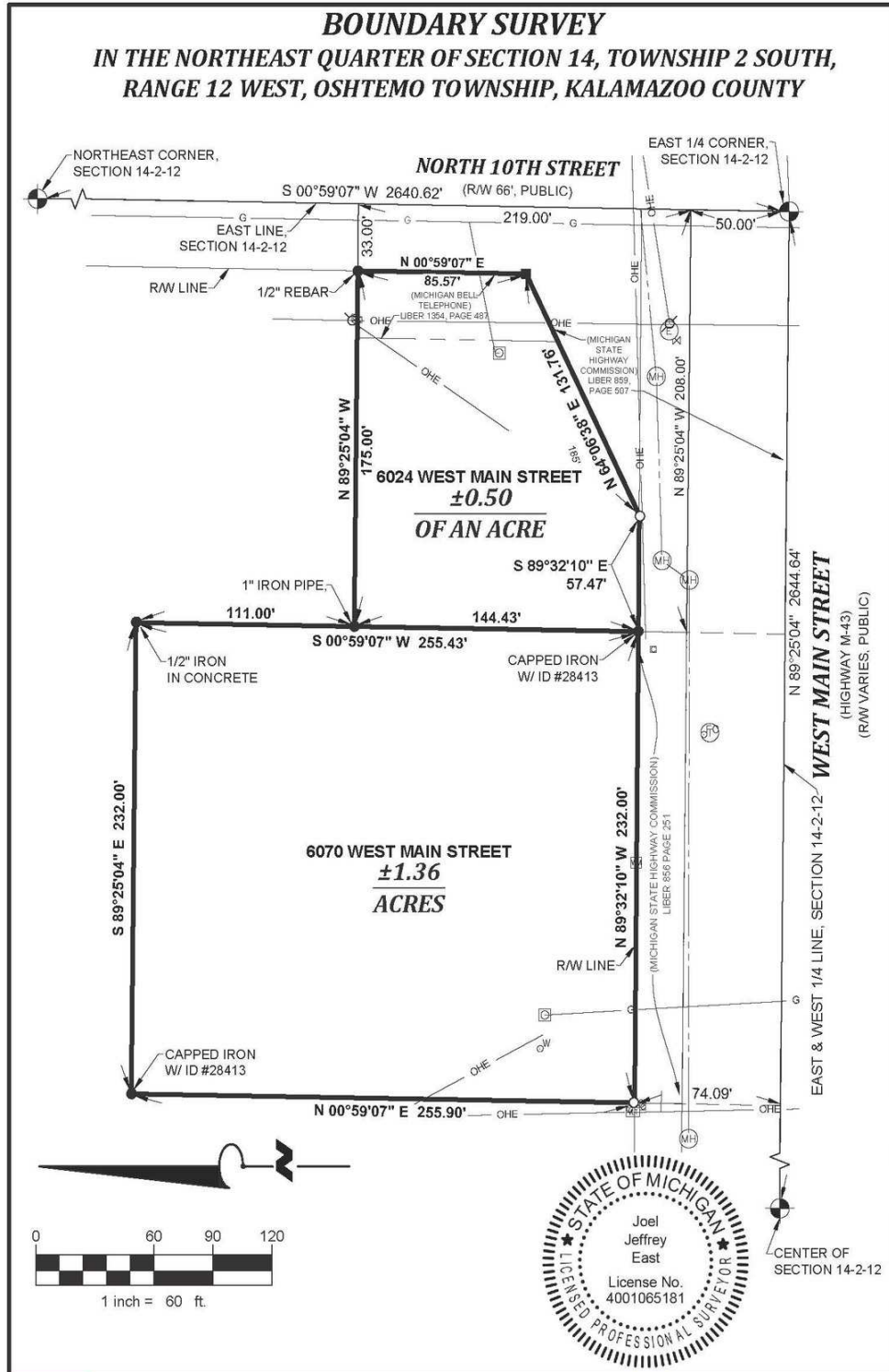
6024 & 6070 W Main St
Kalamazoo, Michigan 49009

- B. The proposed use shall be serviced by the necessary public facilities to ensure the public health, safety and general welfare of the users of the facility and the residents of the surrounding area.
- C. The proposed use shall be designed to minimize the impact of traffic generated by the development on the surrounding land uses and road network.
- D. The proposed use shall be designed so as to be in character with surrounding conditions as they relate to bulk and location of structures, pedestrian and vehicular circulation, landscaping and amenities.
- E. The proposed development shall be designed and constructed so as to protect the integrity of the existing on- and off-site sensitive and natural environments, including wetlands, woodlands, hillsides, water bodies and groundwater resources.
- F. The designated open space shall be of functional value as it relates to opportunities for wildlife habitat, woodland preservation, agricultural use, and/or visual impact.

NE 1/4

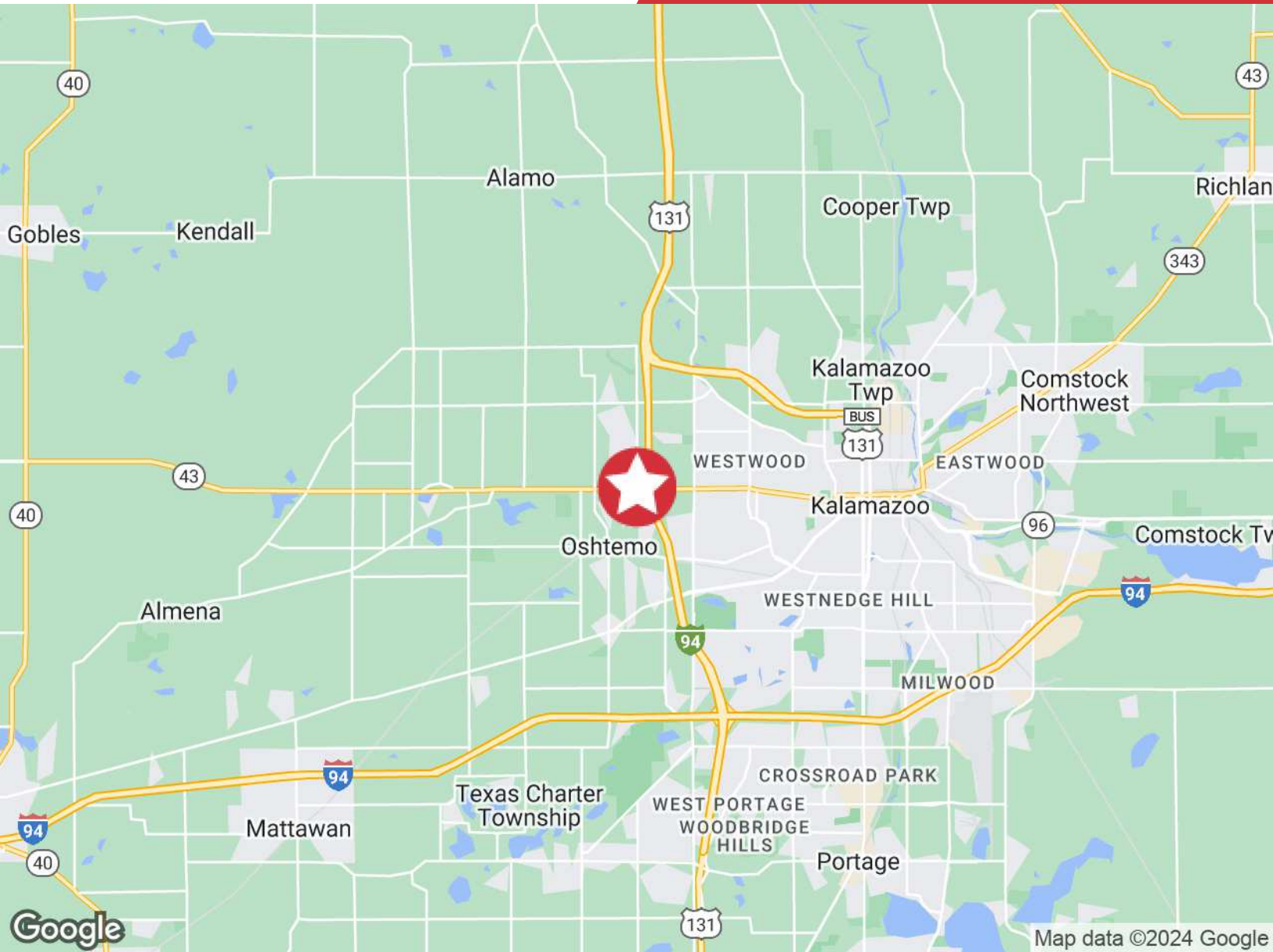
Act 288 of 1967 and act 591 of 1996 of the Michigan Public Acts should be checked to see that any property conveyance does not violate these acts.

SHEET 1 OF 2



Location Map

6024 & 6070 W Main St
Kalamazoo, Michigan 49009

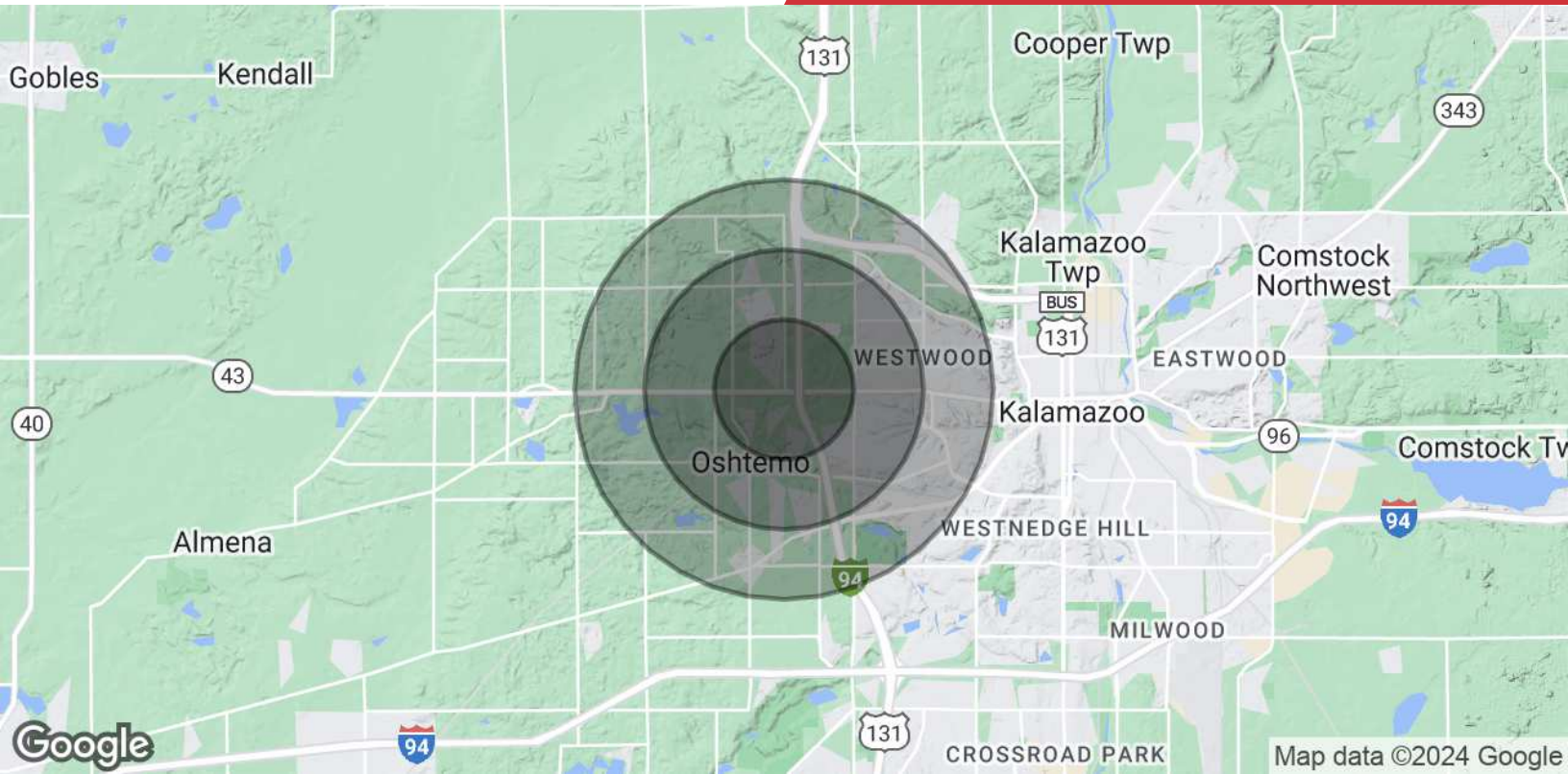


Proximity

US - 131	1.86 Miles
I - 94 Business	1.69 Miles
I - 94 @ US - 131	6.49 Miles
Kalamazoo/Battle Creek Airport	11.29 Miles
I - 69	34.13 Miles
M - 6	40.36 Miles

Demographics Map & Report

6024 & 6070 W Main St
Kalamazoo, Michigan 49009



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,770	22,182	48,380
Average Age	37.2	33.9	32.6
Average Age (Male)	32.7	30.5	29.9
Average Age (Female)	41.5	37.3	35.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,819	11,412	21,826
# of Persons per HH	2.1	1.9	2.2
Average HH Income	\$82,134	\$60,806	\$61,786
Average House Value	\$120,844	\$146,449	\$136,541

* Demographic data derived from 2020 ACS - US Census