

# PRIME COMMERCIAL LAND FOR SALE

71255 MCKAY ROAD, ROMEO, MI 48065



### PROPERTY DESCRIPTION

Newly zoned commercial parcel located directly across the 33 Mile, M-53 exit. Onsite detention in place. All utilities available. Site is directly in front of newly developed 130 Lot Subdivision.  
Utilities: Water, Sewer, Gas and Electric

### PROPERTY HIGHLIGHTS

- Developing area
- Direct M-53 Access
- 665' frontage on McKay Road
- 429' frontage on 33 Mile Road

### OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	5.58 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	520	7,797	39,974
Total Population	1,320	21,214	113,897
Average HH Income	\$61,212	\$77,733	\$92,610

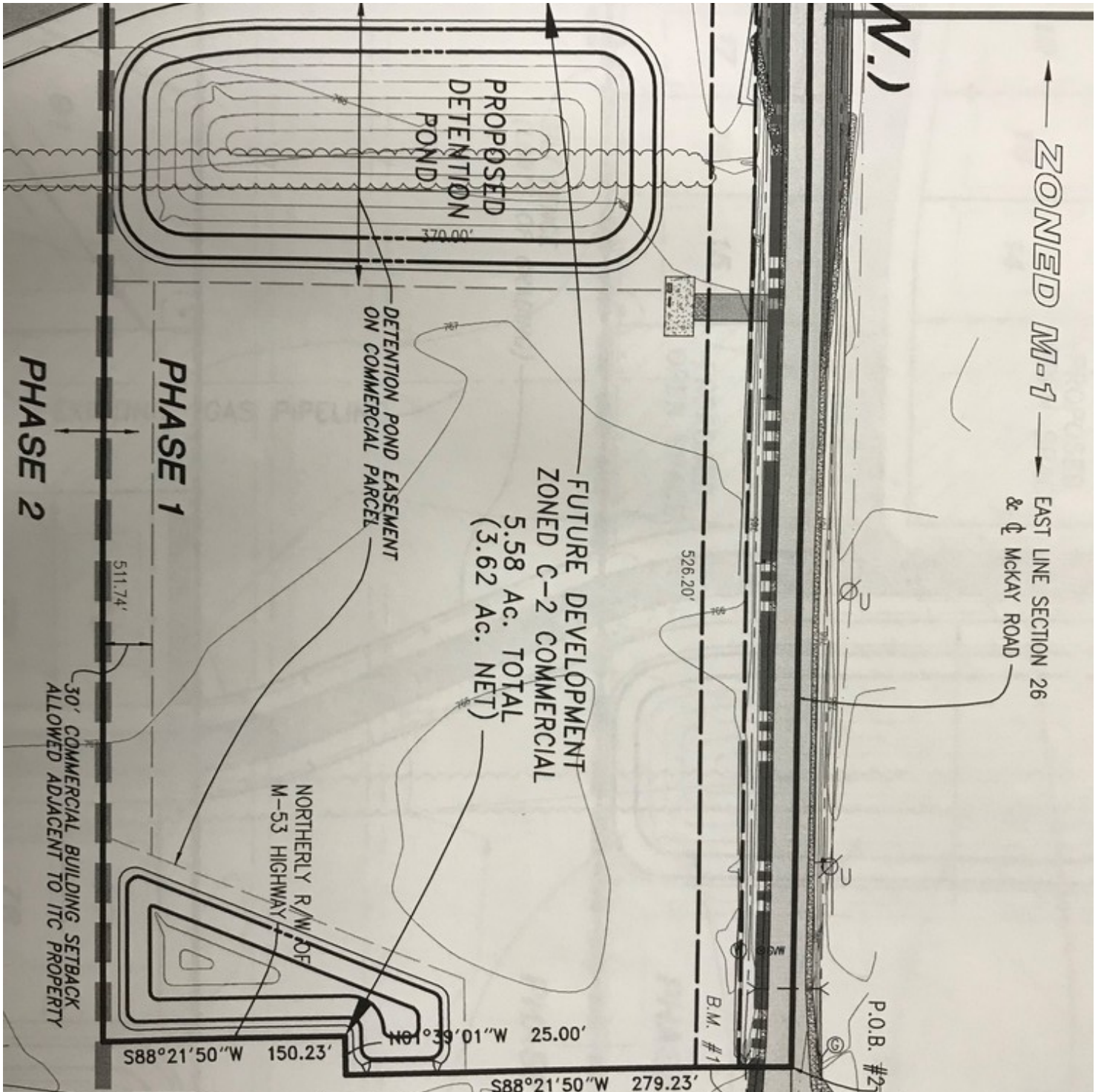
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## ARTICLE 21

### LOCAL COMMERCIAL DISTRICT - C-1

#### PREAMBLE

The Local Commercial District is intended to be that district permitting retail business and service uses which are needed to serve the nearby residential areas and encourage the concentration of local business in shopping center areas, in accordance with the Bruce Township Master Plan, to the mutual advantage of both the consumer and merchant. It is intended that such district be located with access to paved major thoroughfares and in relation to emerging residential neighborhoods.

#### Section 21.00 PRINCIPAL PERMITTED USES.

1. All permitted uses in the O-1 Restricted Office District.
2. Bakery Shops which are predominantly retail.
3. Banks, credit unions, ATMs and similar uses (specifically excluding drive thrus).
4. Cleaning and dyeing Distribution shops (no processing).
5. Drugstores (specifically excluding drive thrus).
6. Eating or Drinking Places in which there is no dancing or floor show or other live entertainment, specifically excluding fast-food restaurants.
7. Florists, retail sales.
8. Newsstands.
9. Indoor retail establishments under 10,000 square feet
10. Personal service establishments under 5,000 square feet
11. Accessory Structures and uses customarily incidental to the above permitted uses.

## **Section 21.01 AREA, HEIGHT AND PLACEMENT REQUIREMENTS.**

1. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on premises where produced. All business, servicing or processing, except for off-street parking or loading, shall be conducted totally within a completely enclosed building.
2. **The Minimum Size of each Lot per Building.**
  - a. Area (square feet): Twelve Thousand (12,000).
  - b. Width (linear feet): Eighty (80).
3. **Maximum Height of any Structure.**
  - a. In stories: One (1).
  - b. In feet: Twenty (20').
4. **Minimum Yard Setback per Lot.**
  - a. **Front:** Forty (40') feet, provided that no parking be allowed in the ten (10') feet adjacent to the proposed right-of-way, which shall be landscaped.
  - b. **Side Yard:** No side yard is required along one of the interior side lot lines, except as otherwise specified in the Building Code. If the exterior side yard borders a residential district, there shall be provided a side yard setback of not less than thirty (30') feet. The openings (windows and doors) side or other side of the lot shall have a side yard of not less than twenty (20') feet. Corner lot side yards must equal the setback required for the front yards on the street to which they side.
  - c. **Rear:** Twenty (20') feet.
5. **Landscaping.**

All open areas, setbacks, and all other portions of the site not used for parking, driveways and buildings shall be covered with a lawn or according to a landscape plan approved by the Planning Commission.
6. **Lighting.**

During office hours after sunset, the parking areas shall be adequately lighted for safety of users, and comfort of adjacent property owners. Lighting of parking areas shall be in a manner so as to prevent rays and illumination therefrom from being cast upon neighboring residences and to prevent glare therefrom into other nearby buildings.

*Amended: 02-18-98 (161-25-98)*

**Section 21.02 ENVIRONMENTAL AND OFF-STREET PARKING.**

Off-street parking and environmental improvements shall be provided in accordance with Articles 5 and 6 of this Ordinance.

**Section 21.03 SPECIAL LAND USES.**

The following special land uses, and uses similar to those uses set forth in this Article, may be granted approval by the Planning Commission, if determined to be in accordance with the provisions of Article 27 of this Ordinance.

1. Auto Wash. (Section 27.12)
2. Laundry agency or dry cleaning agency, hand laundry and laundry operated by customers, such as launderette, laundromat and the like, not to include dry cleaning plants.
3. Party stores
4. Nursery Schools/Day-Care Facilities (Section 27.27).
5. Funeral Homes (Section 27.37).
6. Banks, credit unions, drugstores and the like with drive thru facilities

*Amended: 07-07-93(161-14-93)*

*Amended: 08-16-95(161-21-95)*

*Amended: 04-20-05(161-59-05)*

## ARTICLE 22

### PLANNED SHOPPING CENTER DISTRICT - C-2

#### PREAMBLE

The purpose of this district is to provide for the development of Planned Shopping Centers designed to provide a range of retail goods and services on one site, with adequate provision for off-street parking. It is intended that such districts will be located at the intersection of paved major thoroughfares and accessible from various areas of this community.

#### Section 22.00 PRINCIPAL PERMITTED USES.

1. All permitted uses listed for the C-1 Local Commercial District and the O-1 Restricted Office District.
2. Party stores.
3. Photography studios.
4. Public utility offices and publicly owned buildings or offices.
5. Theaters (indoor).
6. Places of Worship.
7. Indoor retail establishments 10,000 square feet or greater
8. Second-hand stores
9. Bicycle sales, rental and repair
10. Business or vocational schools or colleges, or private schools operated for a profit.
11. Print shops, sign shops, blueprinting or photostating.
12. Personal service establishments 5,000 square feet or greater
13. Physical health establishment under 5,000 square feet
14. Collection bins
15. Accessory structures and uses customarily incidental to the above permitted uses. Accessory structures shall not involve significant storage and, where garages are permitted, they shall be used only for commercial vehicles used in connection with the permitted C-2 business.

#### Section 22.01 AREA, HEIGHT AND PLACEMENT REQUIREMENTS.

1. All business establishments in this district shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced. All business, servicing or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.
2. **Minimum Lot Size Requirements.**
  - a. Lot Area (acres): Five (5).
  - b. Lot Width (linear feet): Three Hundred (300).
3. **Maximum Building Requirements.**
  - a. Maximum Height:
    - (1) In stories: Two (2).
    - (2) In feet: Forty (40').

- b. Maximum lot coverage is equal to the remainder of the site after all right-of-way, parking and yard space requirements are deducted from the gross site area.

4. **Minimum Yard Spaces.**

- a. Front Yard (linear feet): Seventy-Five (75) lineal feet, provided that no parking be allowed in the ten (10') feet adjacent to the proposed right-of-way, which shall be landscaped.
- b. Side Yard (linear feet): Forty (40) each side.
- c. Rear Yard (linear feet): Sixty (60).

*Amended: 02-18-98 (161-25-98)*

- 5. The distance, at the closest point, between any two (2) buildings or groups of units of attached buildings shall not be less than thirty (30') feet.

- 6. All buildings shall be arranged in a group or groups.

7. **Landscaping.**

All open areas, setbacks, and all other portions of the site not used for parking, driveways and buildings shall be landscaped according to a landscape plan approved by the Planning Commission.

8. **Lighting.**

During business hours after sunset, the parking areas shall be adequately lighted for safety of users and comfort of adjacent property owners. Lighting of parking areas shall be in a manner so as to prevent rays and illumination therefrom from being cast upon neighboring residences.

- 9. The proposed development shall be constructed in accordance with an overall plan and shall be designed as a single architectural unit with appropriate landscaping.

- 10. No part of any loading or unloading area may be located closer than one hundred (100') feet from any property line adjacent to a residential district.

- 11. Once a building line has been established by the construction of a principal building upon an approved site, no other principal building or use shall be located between the established building line and the front lot line (or side lot line abutting a side street) without first obtaining approval of the Planning Commission. The Planning Commission shall review the building and/or use proposed to be located in front of the established building to determine whether the building or use is of such location, size and character to be in harmony with the appropriate and orderly development of the balance of the site, is not detrimental to the development of adjacent uses, does not create any vehicular or pedestrian hazards, and is aesthetically compatible with the buildings and uses located upon the site. Landscaping plans, site plans (including signs and the location of dumpsters), and elevations of all sides of any building to be constructed shall be submitted to enable the Planning Commission to determine whether the proposed additional building and/or use conforms with the requirements of this Section. All dumpsters shall be screened from visibility from any area visible to the public by use of a wall or fence constructed of the same material as the building walls to ensure aesthetic compatibility. In reviewing this request, the Planning Commission shall apply the standards contained herein and in Section 27.00 (Special Land Use Approval) and may impose reasonable conditions as authorized by Section 27.01 to ensure that the standards are satisfied.

*Amended: 02-18-98 (161-25-98)*

**Section 22.02 ENVIRONMENTAL AND OFF-STREET PARKING.**

Off-street parking and environmental improvements shall be provided in accordance with Articles 5 and 6 of this Ordinance.

**Section 22.03 SPECIAL LAND USES.**

The following special land uses, and uses similar to those uses set forth in this Article, may be granted approval by the Planning Commission, if determined to be in accordance with the provisions of Article 27 of this Ordinance.

1. Outdoor retail sales of plant material not grown on the site, lawn furniture, playground equipment and garden supplies when the outdoor sales operation is clearly secondary to retail sales taking place within a building.
2. Automobile service center, when developed as part of a larger planned shopping center designed so as to integrate the automobile service center within the site plan and architecture of the total shopping center, and provided further that a building permit shall not be issued separately for the construction of an automobile service center or gas and service station within the C-2 District.
3. Nursery Schools/Day-Care Facilities (Section 27.27).
4. Funeral Homes (Section 27.37).
5. Wedding chapels, banquet halls and catering facilities, providing that such are in freestanding buildings and not an integral part of the shopping center.
6. Banks, credit unions, drug stores and the like with drive thru facilities.
7. Veterans, Fraternal, Lodge or Private Organizations (Section 27.31).
8. Places of Worship (Section 27.14)

*Amended: 07-07-93 (161-14-93)  
08-16-95 (161-21-95)  
02-18-98 (161-25-98)  
04-20-05 (161-61-05)*



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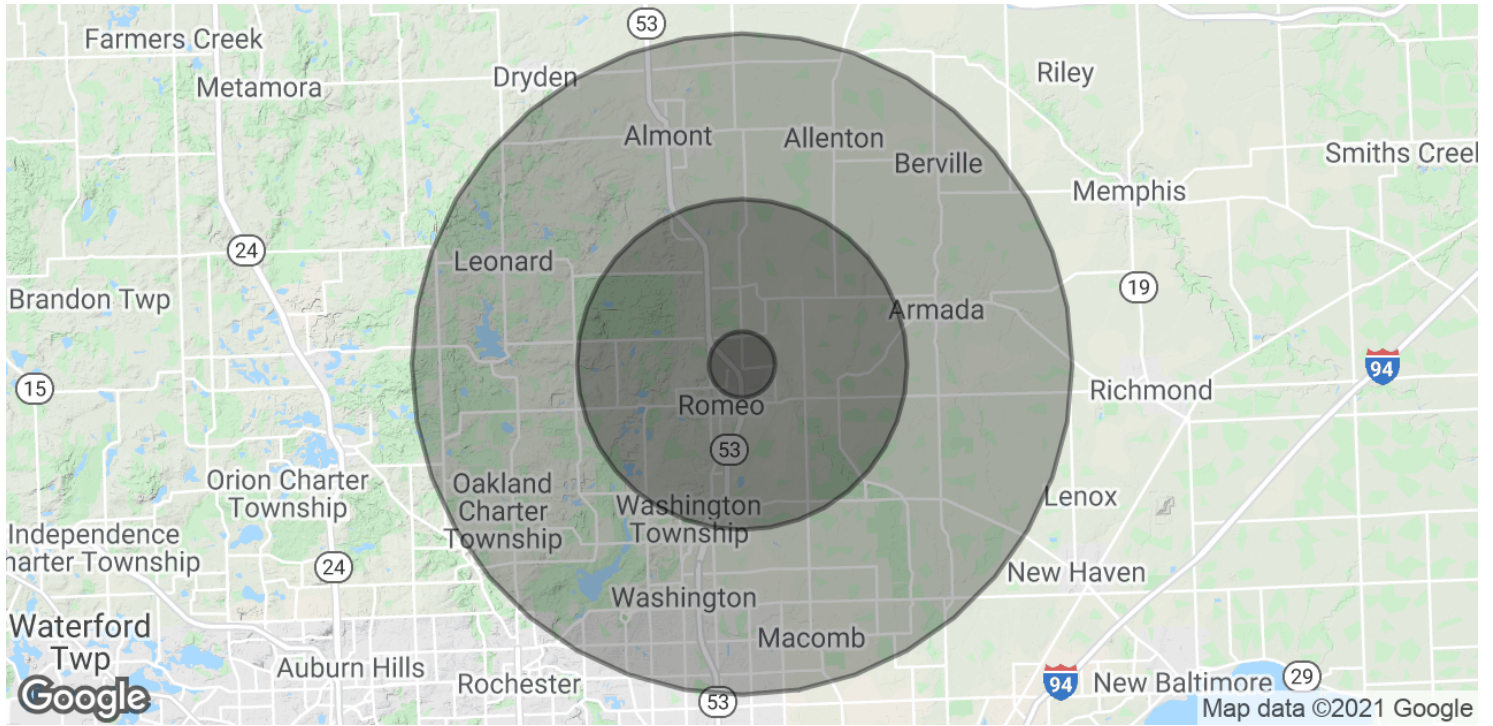
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,320	21,214	113,897
Average age	40.6	41.3	40.4
Average age (Male)	35.4	39.0	38.8
Average age (Female)	42.8	42.5	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	520	7,797	39,974
# of persons per HH	2.5	2.7	2.8
Average HH income	\$61,212	\$77,733	\$92,610
Average house value		\$313,978	\$264,725

\* Demographic data derived from 2010 US Census

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