

Van Esley Real Estate

Vacant Land For Sale

2 Parcels, 0.75 Acre, Washtenaw Avenue
South side of Washtenaw Ave., East of Carpenter Rd.
Washtenaw County, Pittsfield Township, Michigan 48108

SUMMARY

PRICE: Parcel 1 - 4088 Washtenaw Avenue, 0.39 Acre - \$400,000.
Parcel 2 - 0000 Washtenaw Avenue, 0.36 Acre - \$300,000.
Cash / Conventional

ZONING: Form Based Mixed Use II

LOT DIM.: Irregular

TAXES: Parcel 1 - Summer: \$2,699. Winter: \$1,824.
Parcel 2 - Summer: \$ 656. Winter: \$ 460.

UTILITIES: Municipal Water and Sewer

REMARKS: Desirable location. A total of 0.75 of an acre on Washtenaw Avenue. Zoned Mixed Use II. Both parcels can be combined for a redevelopment. There is a house on Parcel 1, please do not disturb the tenant. Please verify any uses with the Township. All data approximate and should be verified.

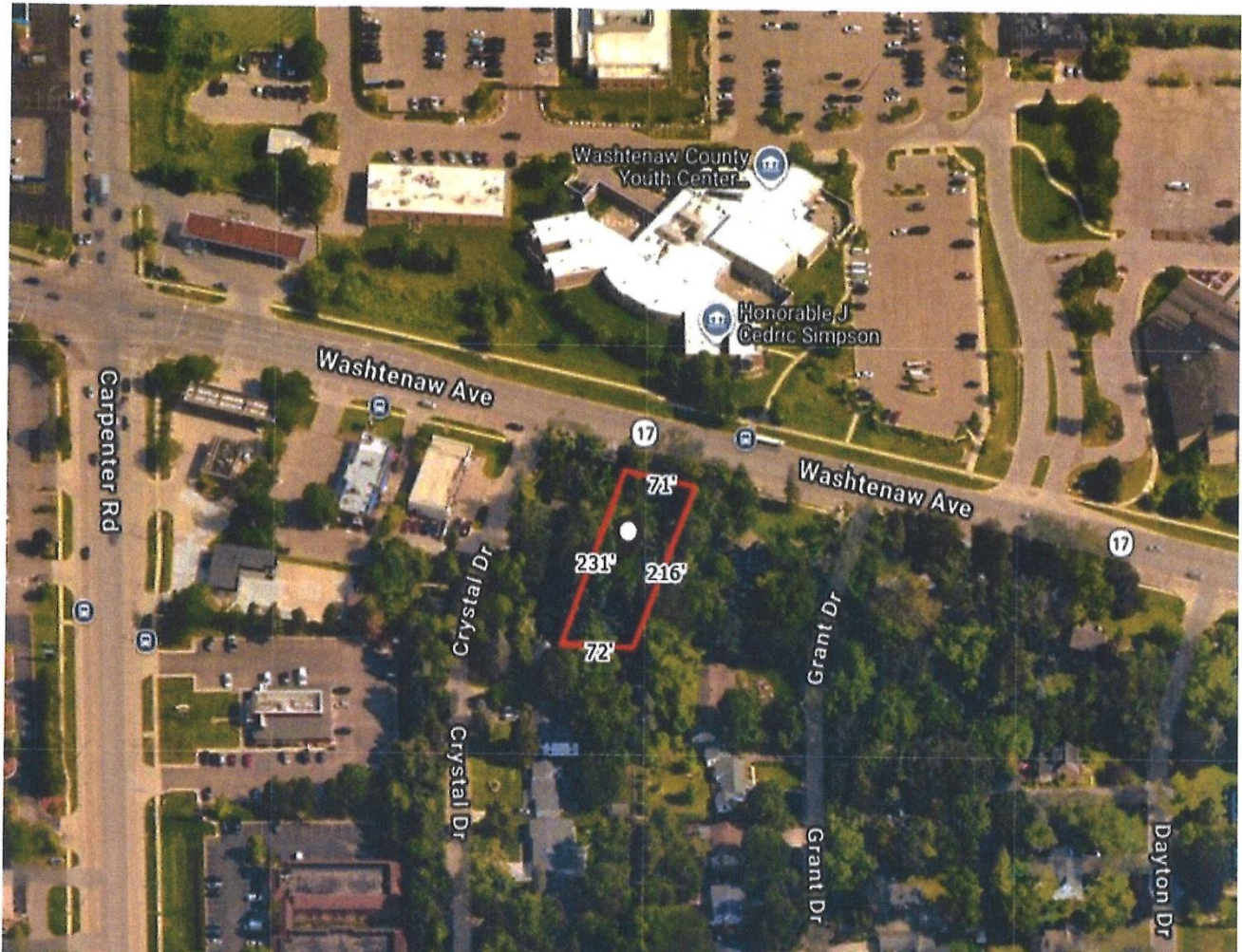
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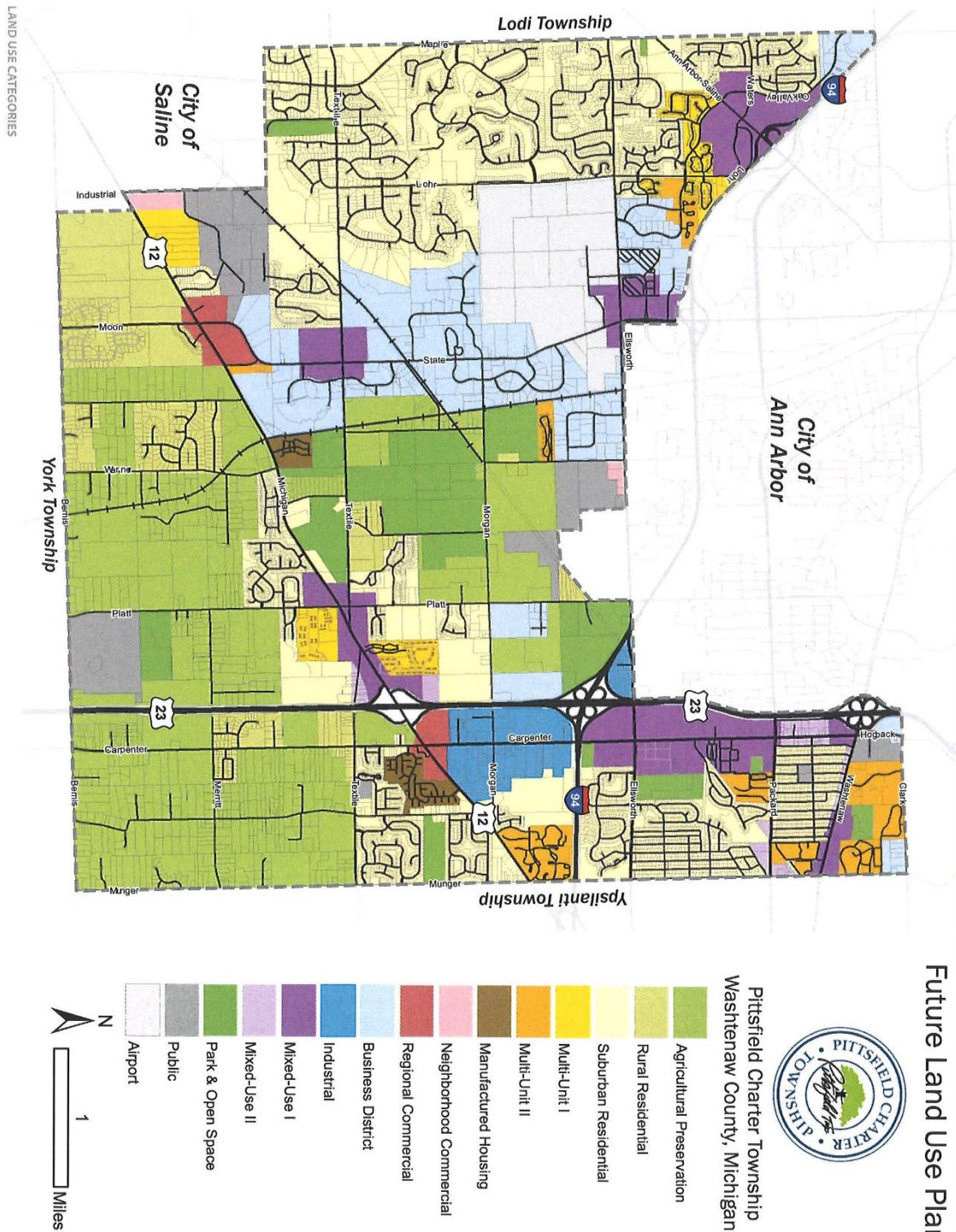
Parcel 1

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Parcel 2

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LAND USE CATEGORIES & DEFINITIONS

MIXED-USE II

General Characteristics. These areas serve as a transition along corridors between the Mixed-Use I areas where it would not be appropriate to continue the density and intensity of those developments. The area can also provide a transition between more suburban areas that may be adjacent to higher intensity development areas. However, these areas are also intended to allow for a mixture of certain appropriate uses, as well as be walkable, and support the use of transit. It is further intended that future uses could be accommodated in existing residential structures. In some cases, a structure may serve as both a residence as well as a business.

Location. These uses should be located adjacent to mixed-use developments and along or in proximity to major corridors that provide public transportation options and have capacity for larger volumes of traffic.

Appropriate Land Uses. This designation is intended to include office and service uses, live/work units, town homes, and attached and upper-story residential uses. Auto-oriented uses such as gas stations, auto repair, or drive-through facilities are not appropriate in these areas.

Density. Maximum residential densities in these areas should not exceed 6 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. Buildings in these areas should not be more than 1 to 3 stories.

Blocks and Connectivity. These areas are linear in nature and do not lend themselves to creating a new internal street system. However, pedestrian connections from the building to the Townships non-motorized network must be provided.

Building Location. Buildings should be setback from the roadway at distances that are consistent with the established building line on adjacent lots. The preference would be to minimize front yards, and as areas are redeveloped, buildings should be brought toward the street with consideration for the existing adjacent uses.

Building Design. There are no specific building design

recommendations for this area, although taller buildings are recommended to provide the proper sense of height and enclosure along major roads. Garages or surface parking areas, if provided, should be located in and accessed from rear yards and sufficiently screened by decorative walls and landscaping to protect views from adjacent developments.

Parking. Parking areas in live/work areas should be located in private garages or in the side or rear yards. Parking lots should be accessed from shared access drives that serve more than one parcel to reduce the number of curb cuts to as few as possible. If possible, shared access drives should be located in the rear yard. Front yard parking shall be prohibited.



Birkdale Village, Huntersville, North Carolina is an example of this development type
SOURCE: <http://www.sunnyvalley.com/>

MIXED-USE II