

# AVAILABLE

MIXED USE

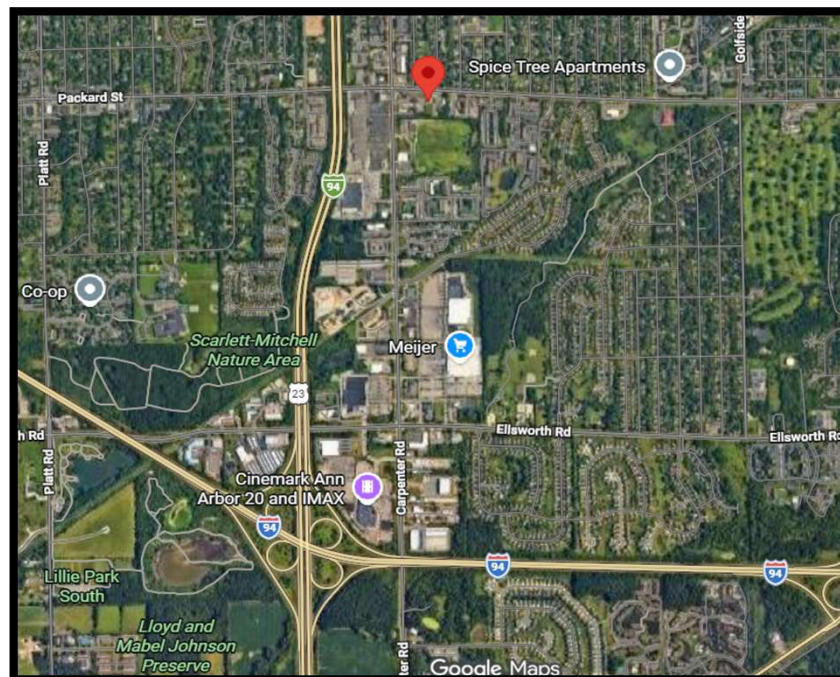
4090 Packard St.  
ANN ARBOR, MI 48108

2, 256 Square Feet



## PROPERTY FEATURES

- 100 Foot of Frontage on Packard Road
- Zoned FB (Form Based Mixed Use)
- Many Possible Use Groups: 2,3,4,5
- Heavy Parking Ratio



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## BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b>	2,256 SF	<b>Total Available Sq. Ft.:</b>	N/A	<b>Class:</b>	C
<b>Typical Floor Plate:</b>	N/A	<b>Min / Max Cont. Sq. Ft.:</b>	2,256 SF	<b>No. of Floors:</b>	N/A

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## PROPERTY INFORMATION

<b>Zoning:</b>	N/A	<b>Parking:</b>	N/A
<b>Exterior Construction:</b>	N/A	<b>Power:</b>	N/A
<b>Structural System:</b>	N/A	<b>Security Systems:</b>	N/A
<b>Roof:</b>	N/A	<b>Restrooms:</b>	N/A
<b>Floors / Covering:</b>	N/A	<b>Sprinklers:</b>	N/A
<b>Heating:</b>	N/A	<b>Signage:</b>	N/A
<b>Air-Conditioning:</b>	N/A	<b>Delivery Area:</b>	N/A
<b>Ceiling Height:</b>	N/A	<b>Date Available:</b>	N/A
<b>Year Built:</b>	N/A	<b>Acreage:</b>	N/A

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**Current Tenants:** The property is currently vacant.

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## PRICING INFORMATION

<b>Lease Rate:</b>	Negotiable	<b>Rentable/Usable:</b>	N/A	<b>Impr Allowance:</b>	N/A
<b>Lease Term:</b>	Flexible	<b>Total Taxes:</b>	N/A	<b>Deposit:</b>	N/A
<b>Options:</b>	N/A	<b>Parcel #:</b>	N/A		
<b>Tenant Responsibility:</b>	N/A				

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**Comments :** *Positioned along an active commercial corridor, this property presents a compelling value-add opportunity for investors seeking a flexible repositioning project. The existing structure offers a versatile layout suitable service-based commercial use, or potential multi-family housing/residential conversion. Many possible uses. Please see attached permitted use schedule for Forms 2,3,4, and 5. Contact listing broker for more details & tours.*



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## INTERIOR PHOTOS



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landscaped, screened in accordance with § 40-13.02C, and include a minimum five-foot high berm.

[3] The Planning Commission may deviate from these setbacks and greenbelt provisions in the course of its site plan review process; however, the Planning Commission shall not permit a setback or greenbelt that is less than required in the building form or § 40-13.02E. In the review of the deviation, the Planning Commission shall consider the following standards set forth in § 40-5.03E(3).

(3) Deviation standards. The Planning Commission may grant height, setback, and greenbelt deviations if the following are found:

- (a) The deviation will not adversely impact public health, safety, and welfare.
- (b) The deviation maintains compatibility with adjacent uses.
- (c) The deviation is compatible with the Master Plan and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.
- (d) The deviation will not adversely impact essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools.
- (e) The deviation will be in compliance with all other zoning chapter standards.
- (f) The deviation will not adversely impact any on-site or off-site natural features.

F. Authorized use groups.

(1) Authorized uses are categorized by use groups as set forth in Table 5.03.E.1. Use groups generally contain similar types of uses in terms of function, character, and intensity.

Table 5.03.E.1

Use Groups by Category

**PRINCIPAL USE**

Use Group 1, Residential Uses

Dwelling, one-family detached and attached

Dwelling, two-family

**Use Group 2, Residential/Lodging Uses**

Dwelling, one-family attached

Dwelling, multiple-family

Live/work units

Senior assisted/independent living

Group day-care homes

Child-care centers

**Use Group 3, Office/Institutional**

Civic building

Office, general

Office, medical

Medical clinic

Primary/secondary schools (private or charter)

Post-secondary schools

Places of worship

Data processing and computing centers

Technology centers/office research

Publicly owned/operated office and service facilities

Funeral homes

Veterinary clinics or hospitals

**Use Group 4, Automobile/Transportation Uses**

Vehicle sales, new

Vehicle service station

Vehicle repair station

Vehicle body repair

Vehicle wash

Automobile/van with 10 or more cars stored on-site, truck, and trailer rental

**Use Group 5, Retail, Entertainment, and Service Uses**

Artisan food and beverage production (consumption of alcohol on-premises requires a conditional use), less than 10,000 gross square feet

Financial institutions

General retail sales

Art, cultural, or recreation studio

Restaurant

Personal services

Business services

Passenger vehicle automobile rental with less than 10 cars stored on-site

**Use Group 6, Miscellaneous Commercial Uses**

Artisan food and beverage production (consumption of alcohol on-premises requires a conditional use) 10,000 gross square feet or greater

Lodging

Retail sales, large-scale

Shopping centers

Health fitness center/athletic clubs

Theaters, and places of assembly

Hospital

Building and lumber supply

Garden centers, nurseries

Outdoor commercial recreation

Indoor commercial recreation

Self-storage

Commercial kennels/pet day care

Use Group 7, Industrial Uses

Food processing

Outdoor storage, accessory use

Manufacturing and assembly

Printing and publishing

Tool and die, gauge and machine shops

Warehousing/wholesale

- (2) Use groups are designated in locations within each district based on the regulating plan. Use groups are classified in the following manner:
- (a) Permitted use groups. These use groups are permitted as of right in the locations specified, and are depicted with the symbol P.
  - (b) Permitted use groups in upper stories. These use groups are permitted as of right in upper stories only in the location specified and are depicted with the symbol UP.
  - (c) Conditional use groups. These use groups are permitted after review and approval by the Planning Commission, in accordance with the procedures set forth in Article X and the standards in this chapter. Use groups requiring conditional use approval are depicted with the