

EST. 1978



**THOMAS DUKE**

COMMERCIAL REAL ESTATE

## **+- 20 ACRES PLATT ROAD**

**+- 20 Acres Platt Road, Pittsfield, MI 48108**



# **FOR SALE**

**248.476.3700**

EXCLUSIVELY LISTED BY:  
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*Partner*  
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## OFFERING SUMMARY: +- 20 Acres Platt Road | Pittsfield, MI 48108



### PROPERTY OVERVIEW

+- 20 Acres on the East Side of Platt Road

### OFFERING SUMMARY

Sale Price: \$1,000,000  
Lot Size: 20 Acres  
Price / Acre: \$50,000  
Zoning: AG

### PROPERTY HIGHLIGHTS

- Ann Arbor Schools
- A strong residential corridor
- Surrounding Subdivisions: Pittsfield Glen, Hickory Grove, Blue Heron Point Townhomes
- Pittsfield Township Taxes
- Master Planned Suburban Residential





**BUILDING/PROPERTY INFORMATION:** +- 20 Acres Platt Road | Pittsfield, MI 48108

**BUILDING INFORMATION**

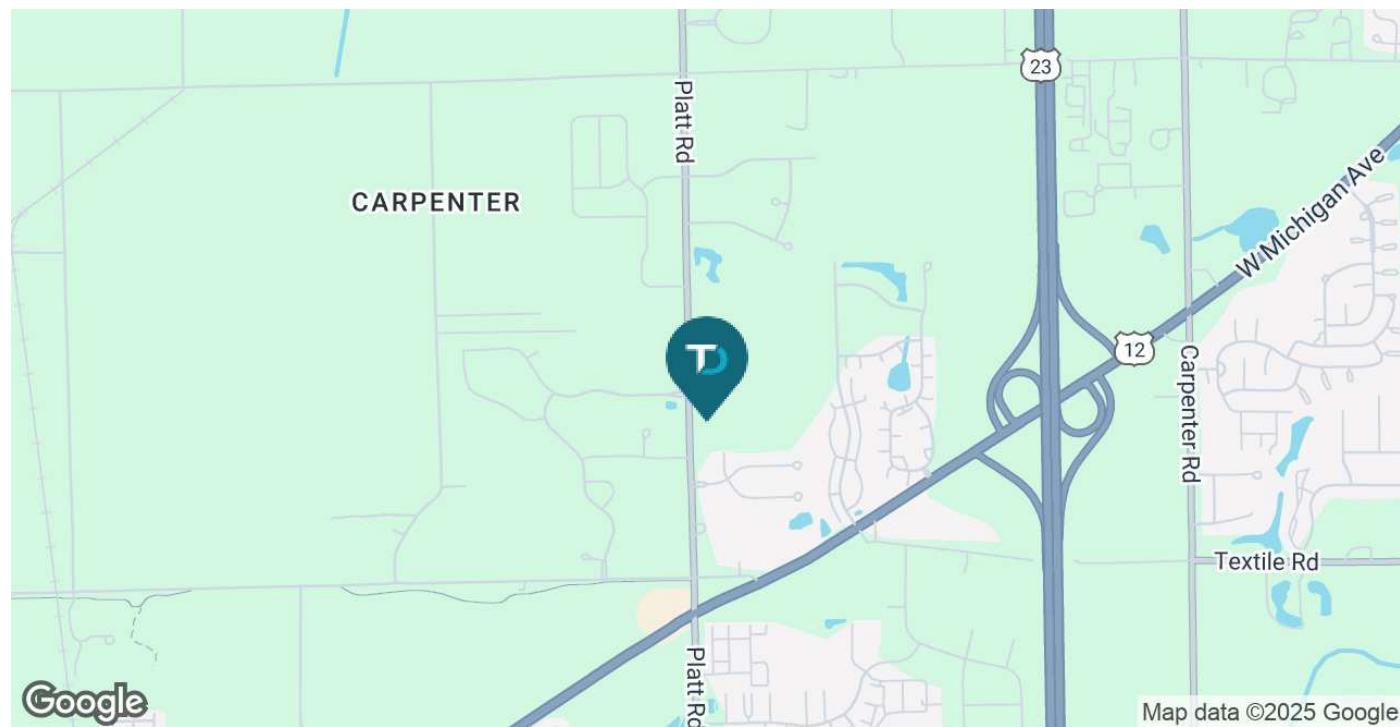
Price/SF: \$1.15  
Price/AC: \$50,000

**PROPERTY INFORMATION**

Lot Size: 20 Acres  
Property Type: Land  
Property Subtype: Other  
Zoning: AG  
Traffic Count: 24,213 (2022, Costar)  
School District: Ann Arbor Schools.  
Legal Description: Available upon request.  
APN: L-12-23-300-003

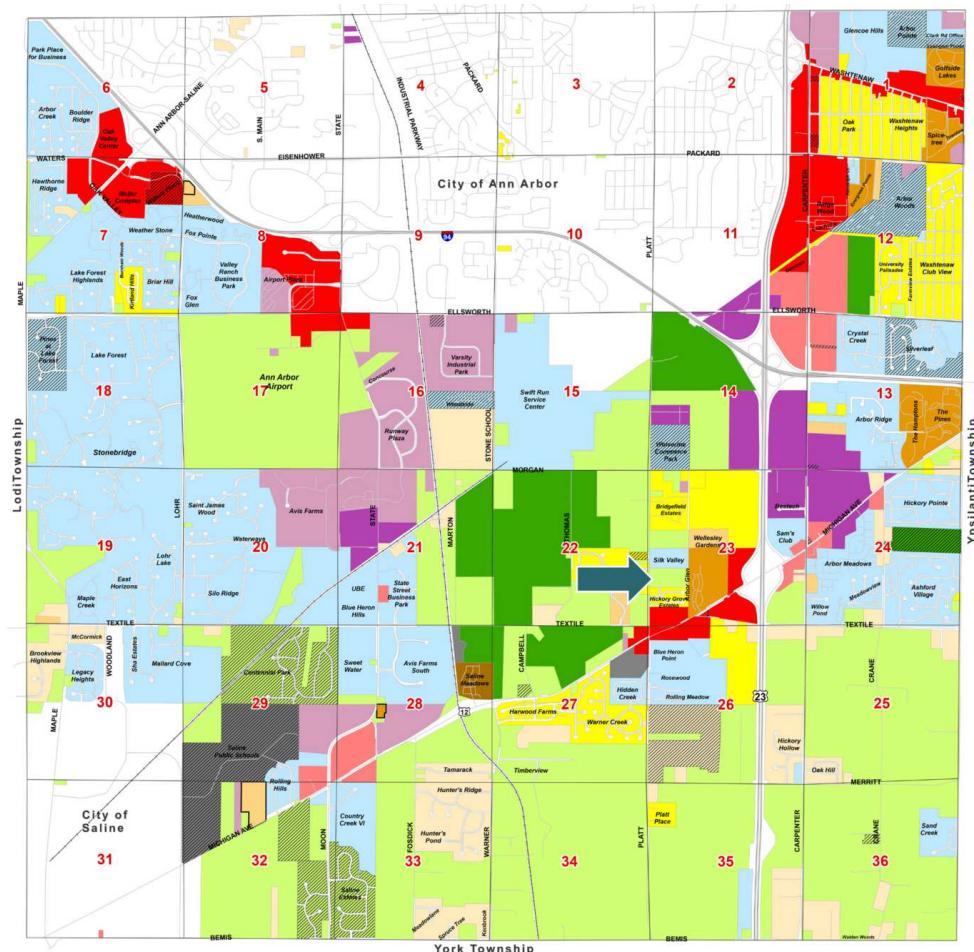
**LOCATION INFORMATION**

Located on east side of Platt Road, just north of Michigan Ave, in the city of Pittsfield.



**AERIAL PHOTO: +- 20 Acres Platt Road | Pittsfield, MI 48108**

## ZONING MAP: +- 20 Acres Platt Road | Pittsfield, MI 48108



Official 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

J/S/ Michelle L. Anzaldi  
Clerk, Michelle L. Anzaldi  
Date: 11/13/2024

EFFECTIVE DATE | SEPTEMBER 11, 2024

Version #2024.02.24

**ZONING: AG: +- 20 Acres Platt Road | Pittsfield, MI 48108****§ 40-4.07. AG Agricultural District.**

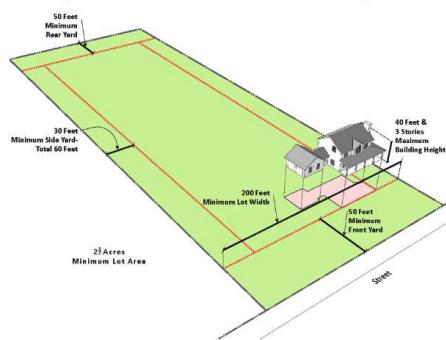
- A. Intent. The Agricultural District is intended to protect existing and promote new agricultural areas of the Township by encouraging agricultural activity and allowing for additional uses that will be consistent with the agricultural character, as well as providing for large lot residential uses that will support residential or niche farming operations. Residential dwellings should be accessory to the principal use of farming on the property or should be located on large lots that contain substantial areas of natural features. Residential subdivisions and other forms of development are considered incompatible with agricultural land uses. The district, in preserving and promoting areas for agricultural uses, is also designed to prevent the proliferation of residential subdivisions and urban sprawl.
- B. Use regulations. Section 40-4.20 sets forth permitted, accessory, and conditional land uses within the Agricultural District.
- C. Dimensional requirements. The following dimensional requirements apply to the Agricultural District:

Table 4.07 AG Agricultural District Dimensional Requirements											
Minimum Lot Area and Width		Maximum Lot Coverage		Minimum Yards and Setbacks					Maximum Building Height		Maximum Floor Area
Area in Acres	Width in Feet	Gross	Impervious Surface Ratio	Front Yard in Feet	Side Yards in Feet	Least	Total	Rear Yard in Feet	In Feet	In Stories	Ratio
2.5	200	10%	15%	50	30	60	50	40 <sup>1</sup>	40 <sup>1</sup>	3 <sup>1</sup>	n/a

## NOTE:

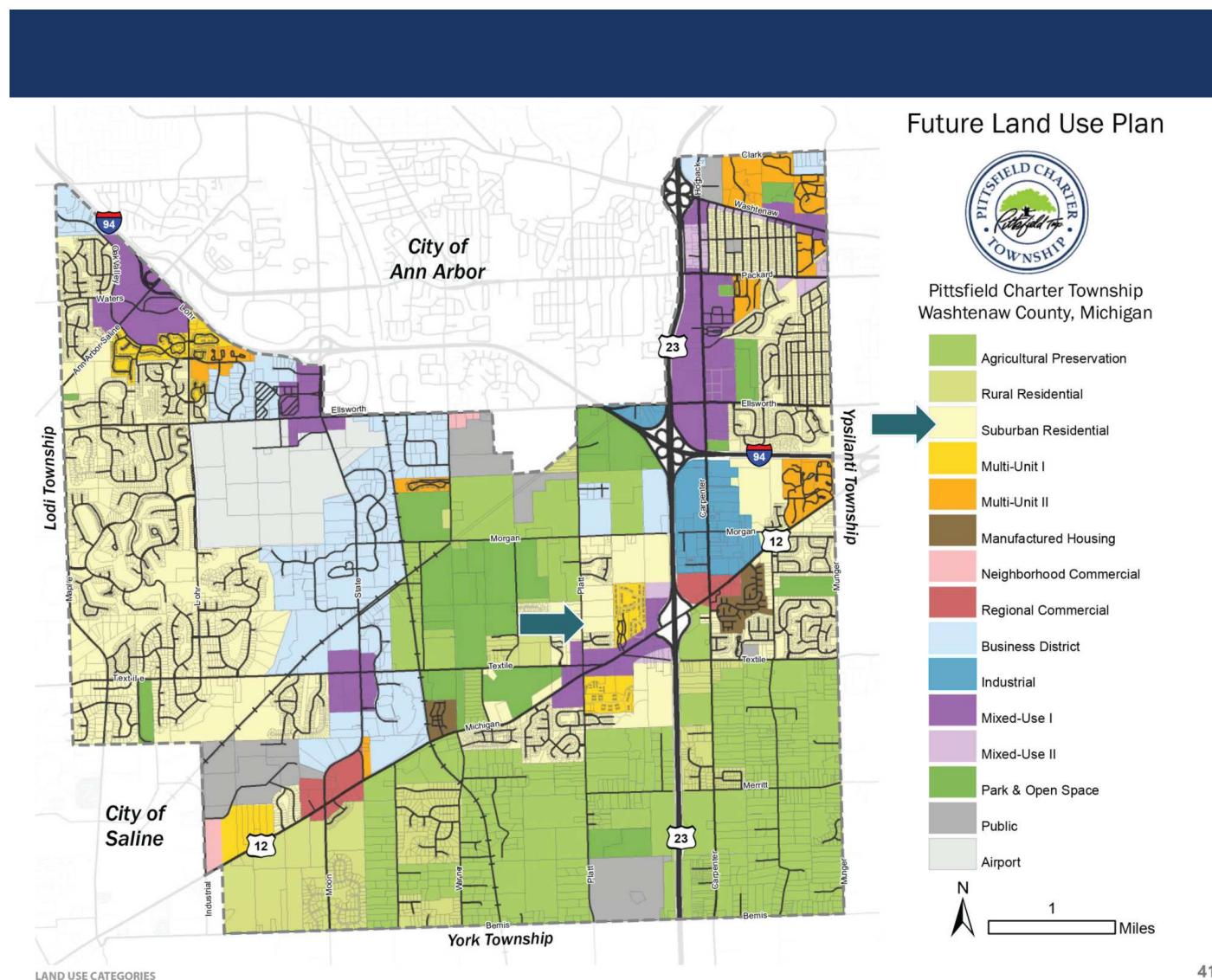
<sup>1</sup> Maximum 40 feet (three stories) for dwelling and non-farm buildings and structures and maximum 75 feet for farm buildings and structures.

**Figure 4.07**  
**AG Agricultural District Dimensional Requirements**



- D. Supplemental district standards.
  - (1) In addition to those bulk regulations as listed in § 40-4.07C, all development shall conform to supplemental bulk regulations listed in § 40-4.19.
  - (2) Where livestock is raised or kept, no structure, or storage of hay, feed, or manure, shall be located less than 50 feet from a property line.
  - (3) The minimum lot area for the raising and keeping of livestock is 2 1/2 acres.

**FUTURE LAND USE MAP: +- 20 Acres Platt Road | Pittsfield, MI 48108**





## FUTURE LAND USE: +- 20 Acres Platt Road | Pittsfield, MI 48108

### RESIDENTIAL: SUBURBAN

**General Characteristics.** Suburban residential neighborhoods are moderate density areas that consist primarily of detached single family units. These areas tend to be designed to be aesthetically pleasing with trees, landscaping and manicured lawns. They are usually internally walkable. Other uses that tend to add to the character of a suburban residential neighborhoods include, civic and public land uses such as municipal buildings, schools, places of worship, parks, pools, etc.

**Location.** These uses are located throughout the Township. They must be in areas that have substantial infrastructure including public utilities, multiple transportation options, and be in close proximity to schools, parks, and public safety facilities. While suburban neighborhoods tend to be clustered in areas with other suburban neighborhoods, they should also be in relative proximity to business centers and areas that provide retail, personal, service and entertainment opportunities.

**Appropriate Land Uses.** This area will support uses that include detached single-family residential dwelling units, duplexes, schools, parks, places of worship, community centers, home offices, home businesses that attract limited customer activity, and compatible municipal and civic uses. A single rental unit attached to an owner-occupied building may also be appropriate in these neighborhoods.

**Density.** A maximum density of 2.5 dwelling units per acre is recommended in suburban neighborhoods. The minimum lot size should be 10,000 sq. ft for single family units and 20,000 sq. ft. for duplexes, with minimum lot widths of 70 ft.

**Blocks and Connectivity.** The recommended maximum block perimeter and block lengths in suburban neighborhoods are relatively large. The minimum lot size in existing subdivision neighborhoods make it difficult, but not impossible, to create a truly walkable environment. Future development of these neighborhoods should include principles of traditional neighborhood design. Shorter blocks that have intersections with square angles are less attractive to cut-through traffic than sweeping curvilinear local streets that increase the ability for vehicular speeding. Multiple vehicular and

non-motorized connections to each adjacent collector street and adjacent neighborhoods and districts should be provided. Single entrances to neighborhoods are discouraged as they focus all the traffic to and from a neighborhood to one or two points.

**Building Location.** Buildings in suburban neighborhoods should be located towards the middle of the lot with yards on all four sides of the building.

**Building Design.** Buildings should have a residential scale and character.

**Parking.** The uses that are appropriate in suburban neighborhoods typically do not require large parking lots. Parking will largely be accommodated on the street, in driveways or in attached or detached garages. When a use does require an off-street parking area, such as a school, a place of worship, or municipal facility, the parking lot should be designed such that it is largely hidden from view from roadways.

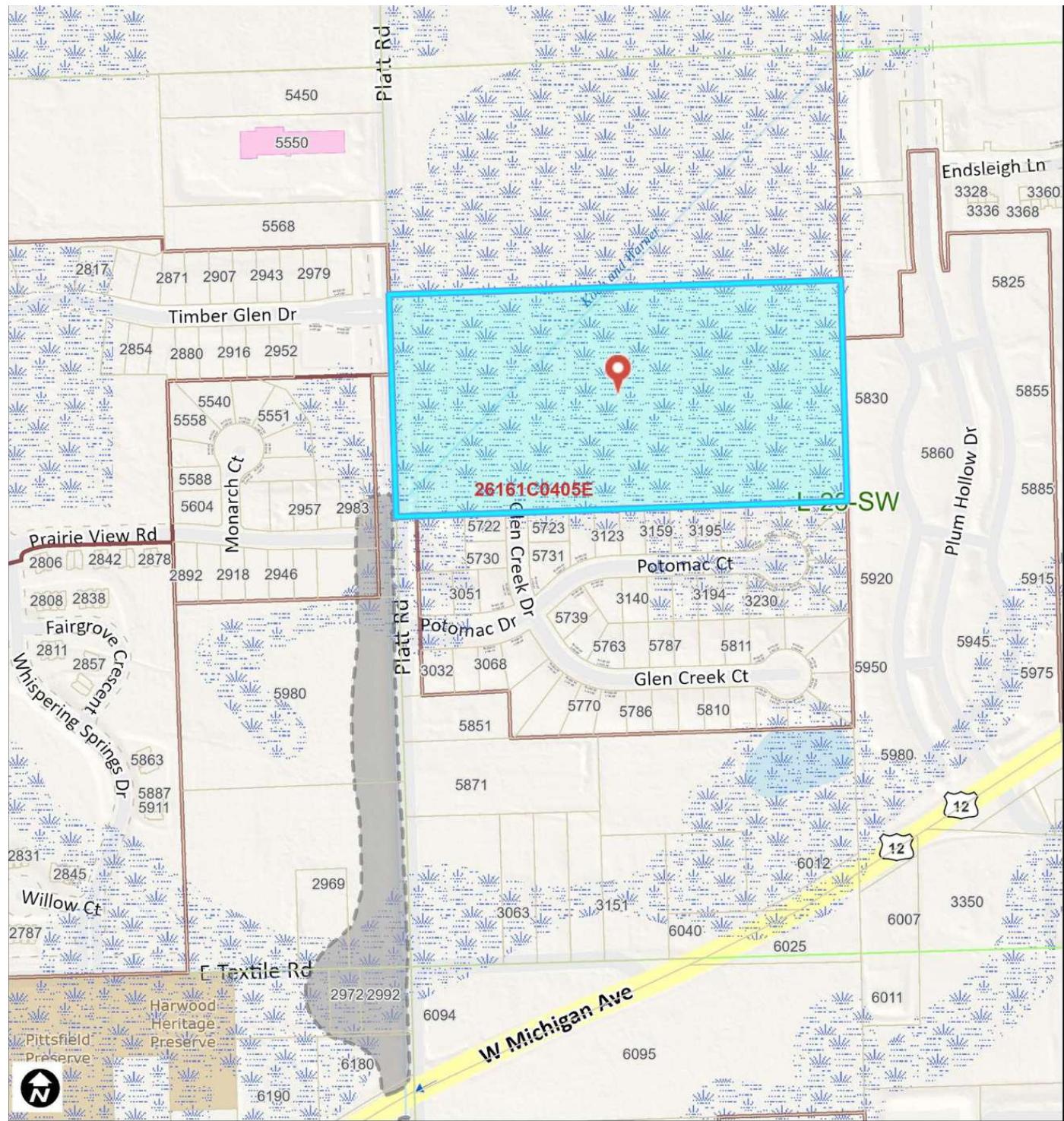
**Neighborhood Parks and Open Space.** The Township should strive to supplement the existing parks with small-scale parks (public or private) in each neighborhood in the Township so that every residential unit is located within 1/4 mile of a park.

**Lot Design Flexibility.** The Township should continue to provide mechanisms to allow lot size reductions for the purpose of preserving open space or providing neighborhood park area. Lot size reductions can allow space for attractive shared open spaces for the entire neighborhood to enjoy, while also reducing initial and long-term costs of land and infrastructure. Lot size reductions should be allowed by right so long as they do not result in increased density.



### LAND USE CATEGORIES

Wetlands View: +- 20 Acres on the East Side of Platt Road | Pittsfield, MI 48108





## TREE ORDINANCE: +- 20 Acres Platt Road | Pittsfield, MI 48108

1. Encroachment, including any new construction, substantial improvements, and other development, shall be prohibited in a floodway. Exceptions to this standard shall be made only upon certification by a professional engineer registered in the State of Michigan, or by the Michigan Department of Environmental Quality in cases in which the department has jurisdiction, that the encroachment or other development will not result in any increase in flood levels during the discharge of *base flood*, and that the encroachment or other discharge complies with Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

2. The uses and *structures* permitted in an underlying *district* shall not be permitted within a floodway, unless an exception is obtained as provided in Subsection F.1 preceding.
3. Construction within a floodway shall be done with the least amount of disturbance to the existing vegetation.

### SECTION 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 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 9 of this Ordinance.
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 ( $\frac{1}{4}$ ) acre or more of contiguously wooded land where the largest trees measure at least six (6) 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 one-quarter ( $\frac{1}{4}$ ) acre being under the vegetation dripline.
2. A grove, forming one canopy, of at least ten (10) trees with a DBH of ten (10) inches or more.

## TREE ORDINANCE 2: +- 20 Acres Platt Road | Pittsfield, MI 48108

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 (6) 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 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 Section 14.08.G with a DBH of twenty-four (24) inches or larger.
2. Any tree that would qualify as a Heritage Tree that was removed from the site up to three (3) 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)
Ash	<i>Fraxinus spp.</i> (not cultivars)	18 inches
Basswood	<i>Tilia spp.</i>	18 inches
Beech	<i>Fagus spp.</i>	18 inches
Cherry, Black	<i>Prunus serotina</i>	18 inches
Elm	<i>Ulmus spp.</i> (except <i>pumila</i> )	18 inches
Fir	<i>Abies spp.</i>	18 inches
Fir, Douglas	<i>Pseudotsuga menziesii</i>	18 inches
Kentucky Coffeetree	<i>Gymnocladus dioicus</i>	18 inches
Maple (Silver)	<i>Acer saccharinum</i>	18 inches
Pine	<i>Pinus spp.</i>	18 inches
Spruce	<i>Picea spp.</i>	18 inches



**TREE ORDINANCE 3: +- 20 Acres Platt Road | Pittsfield, MI 48108**



**Pittsfield Township  
Zoning Ordinance**

Common Name	Botanical Name	Heritage Tree Size (DBH)
Walnut, Black	<i>Juglans nigra</i>	18 inches
Hickory	<i>Carya spp.</i>	16 inches
Honey Locust	<i>Gleditsia triacanthos</i>	16 inches
Maple (Red)	<i>Acer rubrum</i>	16 inches
Maple (Sugar)	<i>Acer saccharum</i>	16 inches
Oak	<i>Quercus spp.</i>	16 inches
Arborvitae	<i>Thuja occidentalis</i>	12 inches
Bald Cypress	<i>Taxodium distichum</i>	12 inches
Birch	<i>Betula spp.</i>	12 inches
Black Tupelo	<i>Nyssa sylvatica</i>	12 inches
Cherry, Flowering	<i>Prunus spp.</i>	12 inches
Crabapple	<i>Malus spp.</i>	12 inches
Dawn Redwood	<i>Metasequoia glyptostroboidea</i>	12 inches
Ginkgo	<i>Ginkgo biloba</i>	12 inches
Hackberry	<i>Celtis occidentalis</i>	12 inches
Hawthorn	<i>Crataegus</i>	12 inches
Hemlock	<i>Tsuga spp.</i>	12 inches
Larch/Tamarack	<i>Larix app.</i>	12 inches
Magnolia	<i>Magnolia spp.</i>	12 inches
Pear	<i>Pyrus spp.</i>	12 inches
Persimmon	<i>Diospyros virginiana</i>	12 inches
Poplar	<i>Populus</i> (except <i>p. deltoides, alba</i> )	12 inches
Sassafras	<i>Sassafras albidum</i>	12 inches
Sweetgum	<i>Liquidamber styraciflua</i>	12 inches
Yellow Wood	<i>Cladrastis lutea</i>	12 inches
Blue-Beech/Hornbeam	<i>Carpinus caroliniana</i>	8 inches
Cedar	<i>Juniperus spp.</i> and upright cultivars	8 inches
Cedar of Lebanon	<i>Cedrus spp.</i>	8 inches
Chestnut	<i>Castanea spp.</i>	8 inches
Dogwood, Flowering	<i>Cornus florida</i>	8 inches
Hop-Hornbeam/Ironwood	<i>Ostrya virginiana</i>	8 inches
Maple, Mountain/Striped	<i>Acer spicatum/pensylvanicum</i>	8 inches
Paw Paw	<i>Asimina triloba</i>	8 inches
Redbud, Eastern	<i>Cercis canadensis</i>	8 inches

**TREE ORDINANCE 4: +- 20 Acres Platt Road | Pittsfield, MI 48108**

and protect woodlands and individual Heritage Trees. (See Section 13.02.B.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 (6) inches or larger DBH shall be mitigated by installation of replacement trees equal to a minimum of one hundred percent (100%) of the 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 one hundred and fifty percent (150%) of the original DBH removed.
  - c. Replacement trees using caliper measurements must be provided at one hundred and forty (140%) of the DBH required.
  - d. Replacement trees shall be non-sterile varieties of species native to Washtenaw County. The minimum size of a deciduous replacement tree shall be two and one-half (2.5) inch caliper. The minimum size of an evergreen replacement tree shall be six (6) feet in height. The Township may accept smaller sizes if they are part of a woodland restoration plan. If more than ten (10) trees are required, a mixture of three (3) 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 two hundred





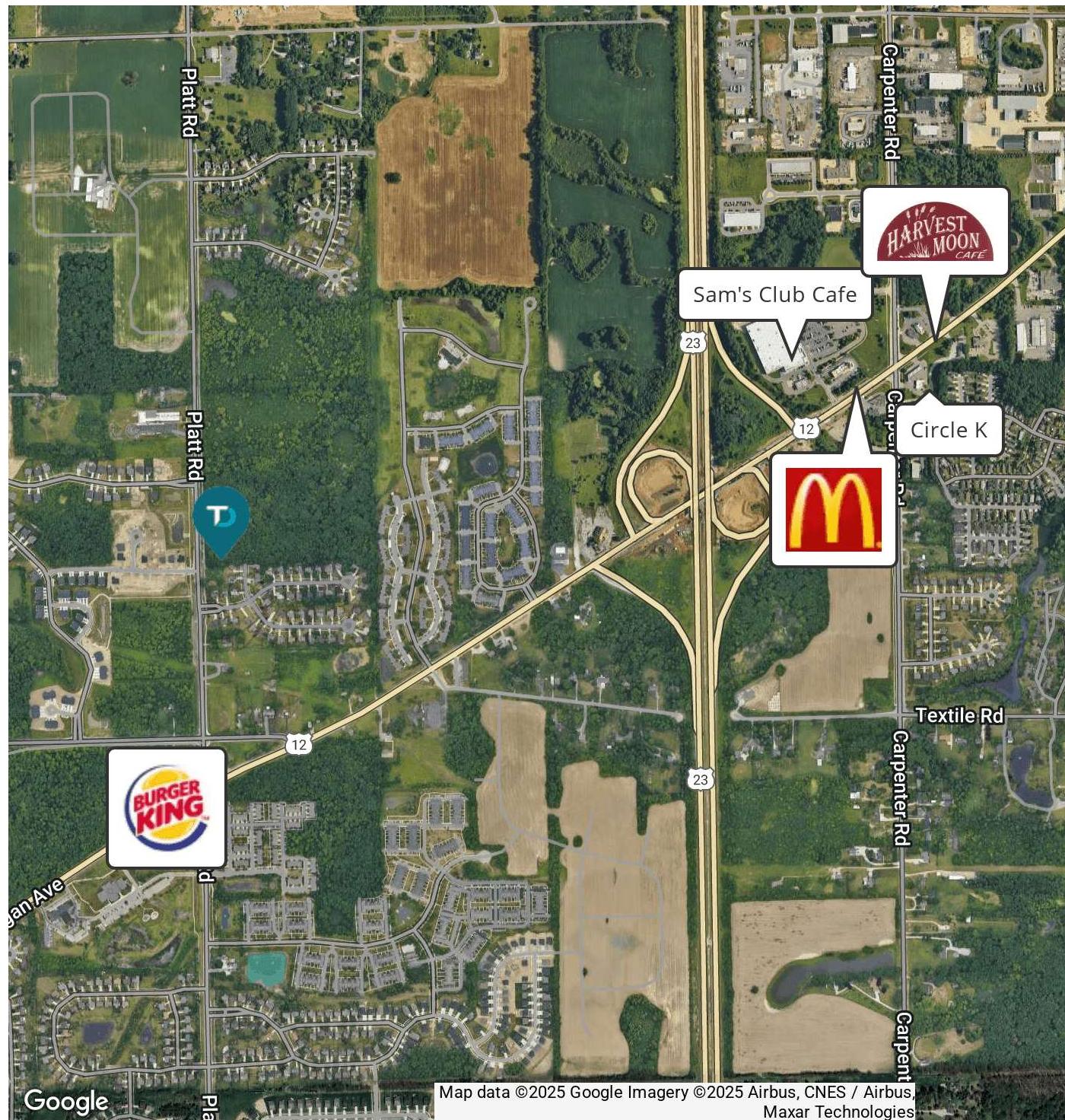
## TREE ORDINANCE 5: +- 20 Acres Platt Road | Pittsfield, MI 48108

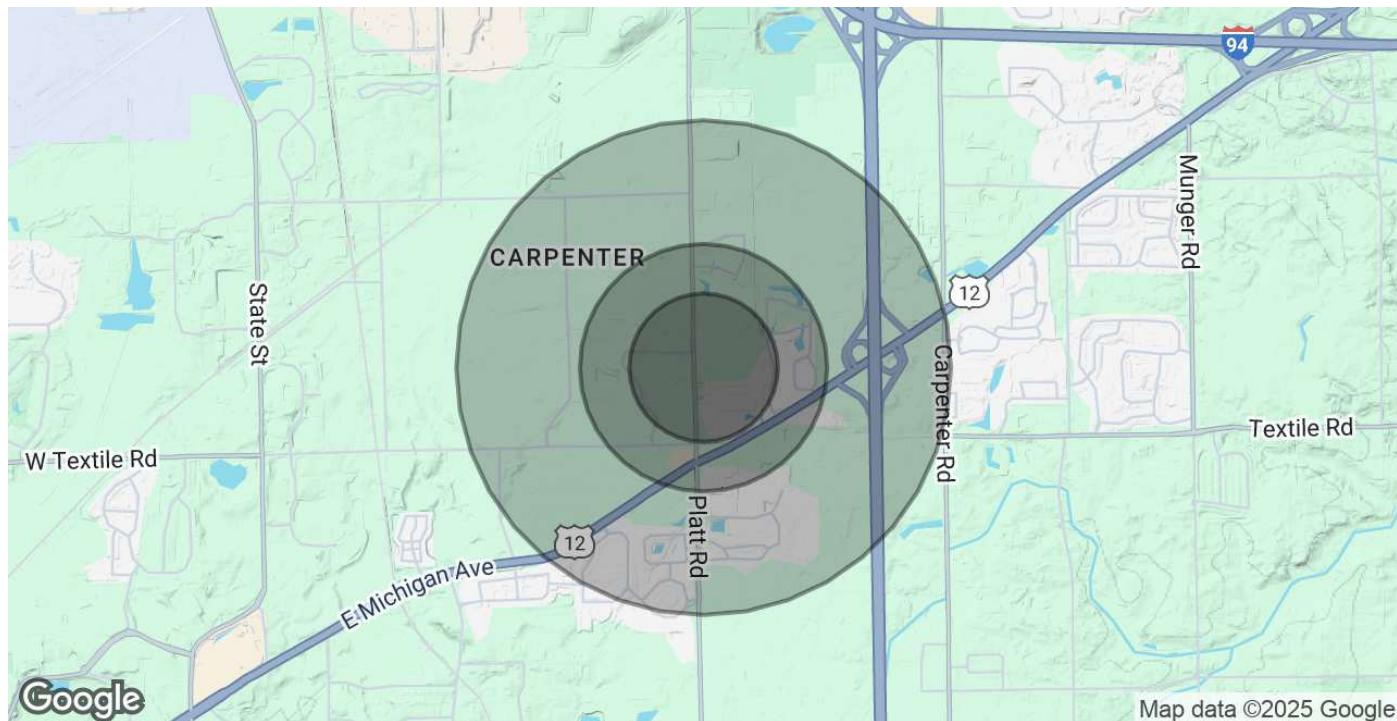
1. Encroachments, including fill, new construction, substantial improvements, and other development, shall be prohibited in a floodway. Exceptions to this standard shall be made only upon certification by a professional engineer registered in the State of Michigan, or by the Michigan Department of Environmental Quality in cases in which the department has jurisdiction, that the encroachment or other development will not result in any increase in flood levels during the discharge of base flood, and that the encroachment or other discharge complies with Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.
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## RETAILER MAP: +- 20 Acres Platt Road | Pittsfield, MI 48108



**DEMOGRAPHICS MAP & REPORT: +- 20 Acres on the East Side of Platt Road | Pittsfield, MI 48108**

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5	63	2,090
Average Age	40	39	40
Average Age (Male)	40	38	38
Average Age (Female)	41	40	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	34	950
# of Persons per HH	1.7	1.9	2.2
Average HH Income	\$113,667	\$125,234	\$81,480
Average House Value	\$321,203	\$340,445	\$254,456

Demographics data derived from AlphaMap