



Google Earth

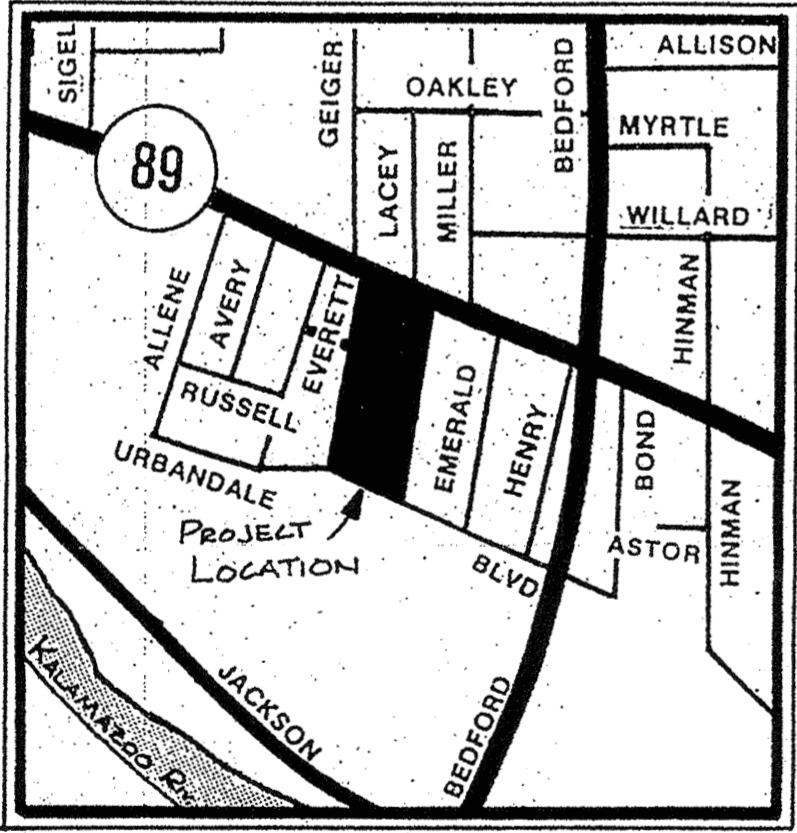
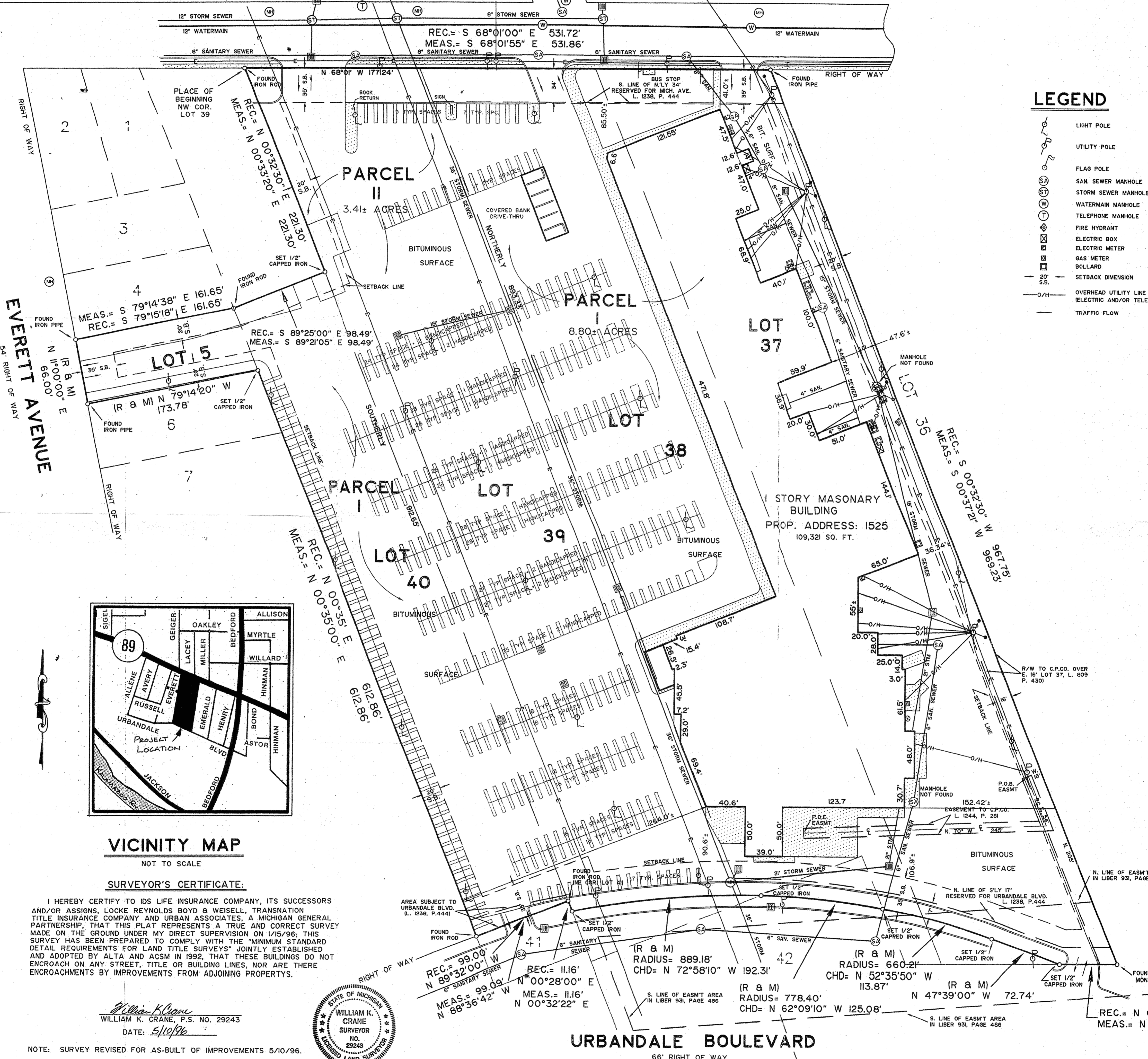
WEST MICHIGAN AVENUE

66' RIGHT OF WAY

EVERETT AVENUE
54' RIGHT OF WAY

LEGEND

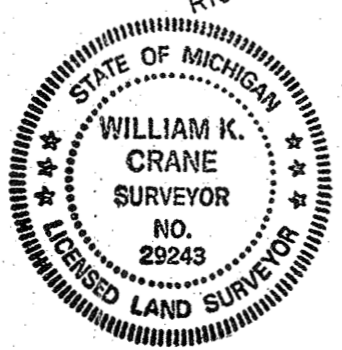
- LIGHT POLE
- UTILITY POLE
- FLAG POLE
- SAN. SEWER MANHOLE
- STORM SEWER MANHOLE
- WATERMAIN MANHOLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- ELECTRIC BOX
- ELECTRIC METER
- GAS METER
- BOLLARD
- SETBACK DIMENSION
- OVERHEAD UTILITY LINE (ELECTRIC AND/OR TELEPHONE)
- TRAFFIC FLOW



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO IDS LIFE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, LOCKE REYNOLDS BOYD & WEISEL, TRANSNATION TITLE INSURANCE COMPANY AND URBAN ASSOCIATES, A MICHIGAN GENERAL PARTNERSHIP, THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 1/15/96; THIS SURVEY HAS BEEN PREPARED TO COMPLY WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, THAT THESE BUILDINGS DO NOT ENCR OACH ON ANY STREET, TITLE OR BUILDING LINES, NOR ARE THERE ENCR OACHMENTS BY IMPROVEMENTS FROM ADJOINING PROPERTIES.

William K. Crane
WILLIAM K. CRANE, P.S. NO. 29243
DATE: 5/10/96



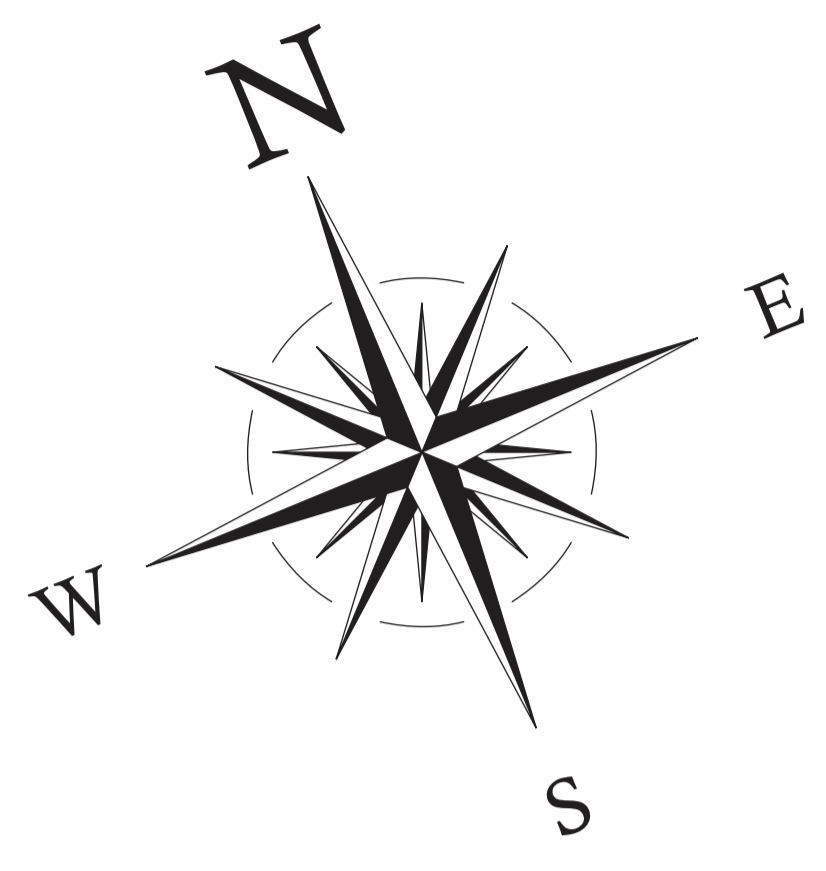
NOTE: SURVEY REVISED FOR AS-BUILT OF IMPROVEMENTS 5/10/96.

URBANDALE BOULEVARD

66' RIGHT OF WAY

1525 MICHIGAN AVENUE WEST

Newly Built Taco Bell



Bigby Cube

Bank ATM, proposed

Donut Shop

Urbandale Town Center Battle Creek, MI

Residential

Property Line

#10B 10A
675 775
Boost Mobile
Vacant

Suite 13 & 11
Provision Center 4,550 SF

Ste 15A, 3,010 SF
Ste 15B UPT, 1,863

Suite 15E
3,000 SF
Vacant

Ste 15D Afford Mattress
4,063 SF

Ste 19, Speeds Koffee
3,857 SF

Dollar Tree
Suite 23, 8,765 SF

BC Beauty Supply
Suite 25, 5,244 SF

Razor's Edge Salon
Suite 27, 1,185 SF

Great Wall Restaurant
Suite 29, 1,500 SF

H & R Block
Suite #31
3,050 SF

Suite 33, 9,137 SF
Thrifter's Oasis

Suite 34A, 5,304 SF
Raw Box

Suite 35A, 6,000 SF
Finished Office/Event

Suite 45
Family Fare
46,188 Square Feet

Urbandale Boulevard

Urbandale Town Center
1525 West Michigan Avenue
Battle Creek, Michigan
Improvements

Legend



1240.11 B-1 CORRIDOR COMMERCIAL DISTRICT.**(a) Purpose**

The B-1 Corridor Commercial District is established to accommodate those retail and business service activities that serve the whole community and the metropolitan region. Such activities require land and structure uses that are typically compact and densely grouped, generating a large volume of pedestrian and vehicular traffic. It is the purpose of these regulations to permit the establishment of a wide variety of business enterprises and to provide flexibility for adaptation to new merchandising techniques.

(b) Permitted Uses

- Arena/Theater
- Artisan/Maker Space
- Assisted Senior Living (Section 1251.02)
- Automobile Car Wash Establishment (Section 1251.03)
- Automobile or Vehicle Dealership (Section 1251.06)
- Automobile Repair (Section 1251.04)
- Banquet and Meeting Hall (Section 1251.07)

(c) Special Land Uses

- Adaptive Reuse (Section 1250.04 d)
- Adult Business (Section 1251.01)
- Automobile Service Station (Section 1251.05)
- Bar, Tavern, or Saloon
- Cemetery (Section 1251.10)
- Hospital > 20,000 s.f. (Section 1251.18)
- Nightclub
- Research and Development

(b) Permitted Uses (Cont'd)

- Bookstore
- Brewpub
- Catering Businesses
- Child Care Centers
- Convalescent Home, Nursing Home, or Home for the Aged (Section 1251.12)
- Distillery, Winery - w/ or w/o food
- Drive-In Restaurant
- Drive-Thru Restaurant (Section 1251.13)
- Essential Services
- Financial Institutions
- Full-Service Restaurant
- Funeral Homes, Mortuaries
- Government/Public Uses (Section 1251.15)
- Indoor Recreation
- Institutions of Higher Education
- Pawn Broker
- Private K-12 Schools
- Public K-12 Schools
- Kennels/Veterinarian (Section 1251.22)
- Limited Service Restaurant
- Marihuana: Adult-Use Marihuana Microbusiness (Section 1251.23) (Section 1251.25)

(c) Special Land Uses (Cont'd)

- Transportation and Logistics
- Vehicle Repair, Major (Section 1251.52)
- Warehouse
- Wholesale

- Marihuana: Adult-Use Marihuana Retailers (Section 1251.23) (Section 1251.24)
- Marihuana: Medical Marihuana Provisioning Center (Section 1251.23) (Section 1251.29)
- Marihuana: Medical and Adult Use Marihuana Safety Compliance Facility (Section 1251.23) (Section 1251.30)
- Marihuana: Medical and Adult Use Marihuana Secure Transporter (Section 1251.23) (Section 1251.31)
- Medical or Dental Clinic =, < 20,000 s.f.
- Microbrewery (Section 1251.34)
- Office
- Outdoor Recreation/ Private (Section 1251.35)
- Outdoor Recreation/ Public (Section 1251.35)
- Personal Service Establishment (Section 1251.38)
- Religious Institutions (Section 1251.40)
- Retail Sales
- Self-Storage Facilities (Section 1251.42)
- Vehicle Repair, Minor

Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.

(d) Existing Uses

- Single Family Dwelling Unit Detached

(e) Accessory Uses

- Accessory Buildings (Section 1260.01)
- Private Gardens (Section 1251.39)
- State Licensed Child Care Family Home, 1-7 Children (Section 1251.43)
- State Licensed Child Care Group Home, 8-14 Children (Section 1251.44)
- Utility-Scale Solar Energy Facility (Section 1251.50)

(f) Prohibited Uses

- Sale, rental or display of motor vehicles, trailers or boats; and
- Manufacturing and processing establishments not selling their entire output at retail on the premises.

(g) Dimension Regulations

Lot Standards	B-1
Minimum Lot Area (sq. ft.)	2,900

Minimum Lot Width (ft.)	60
Maximum Percent of Building Coverage	NL
Front Yard Setback (ft.)	20
Rear Yard Setback (ft.)	15 (H)
Side Yard Setback (ft.)	15 (G)
Maximum Building Height	45 feet, 3 stories
Footnotes: Refer to Chapter 1241 wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Chapter 1251 for dimensional regulations for specific uses.	

(Ord. 10-2020. Passed 11-24-20; Ord. 04-2021. Passed 4-13-21; Ord. 03-2023. Passed 5-2-23.)