

FOR SALE

6697 Broadmoor Avenue SE

Caledonia, MI 49316



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FOR SALE NEW PROPOSED DEVELOPMENT

Last remaining 2.18 acre parcel is an excellent investment opportunity or development site. The growth of this corridor has begun to take off with the addition of two new hotels, the Switch Campus and Amazon's new distribution that is fully operational. This site is just off the M-6 Interchange where apartments and retail are all under construction. A new Meijer and Circle K gas station have recently opened to the South and additional restaurants on the way.

2.18+/-
ACRES AVAILABLE

\$685,750
ASKING PRICE

\$325,000
ASKING PRICE/ACRE



SALE INFORMATION

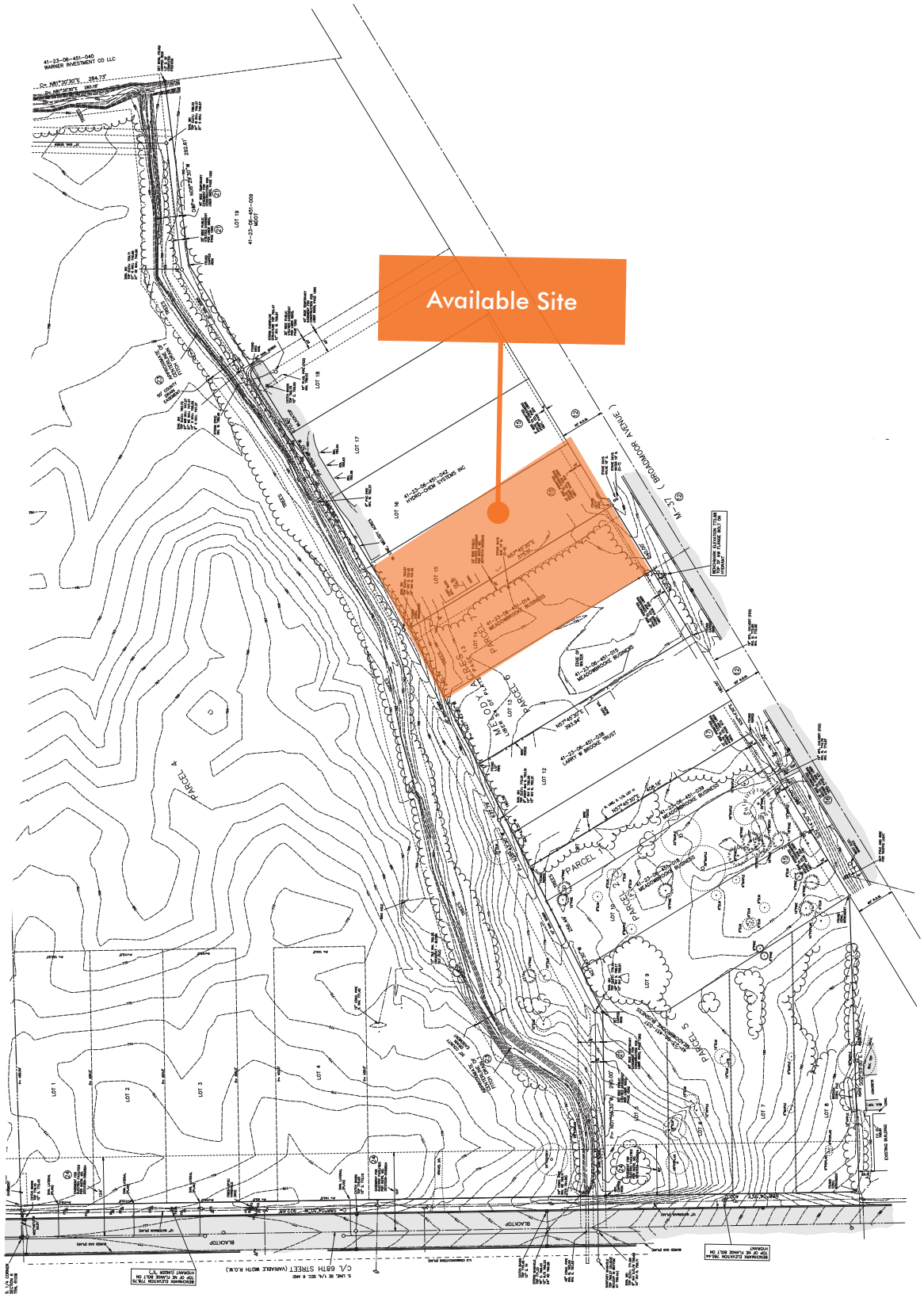
	Site 1
Acreage	2.18+/-
Asking Price	\$685,750
Asking Price/Acre	\$325,000
Zoning	Future Land Use Highway Commercial
Topography	Level

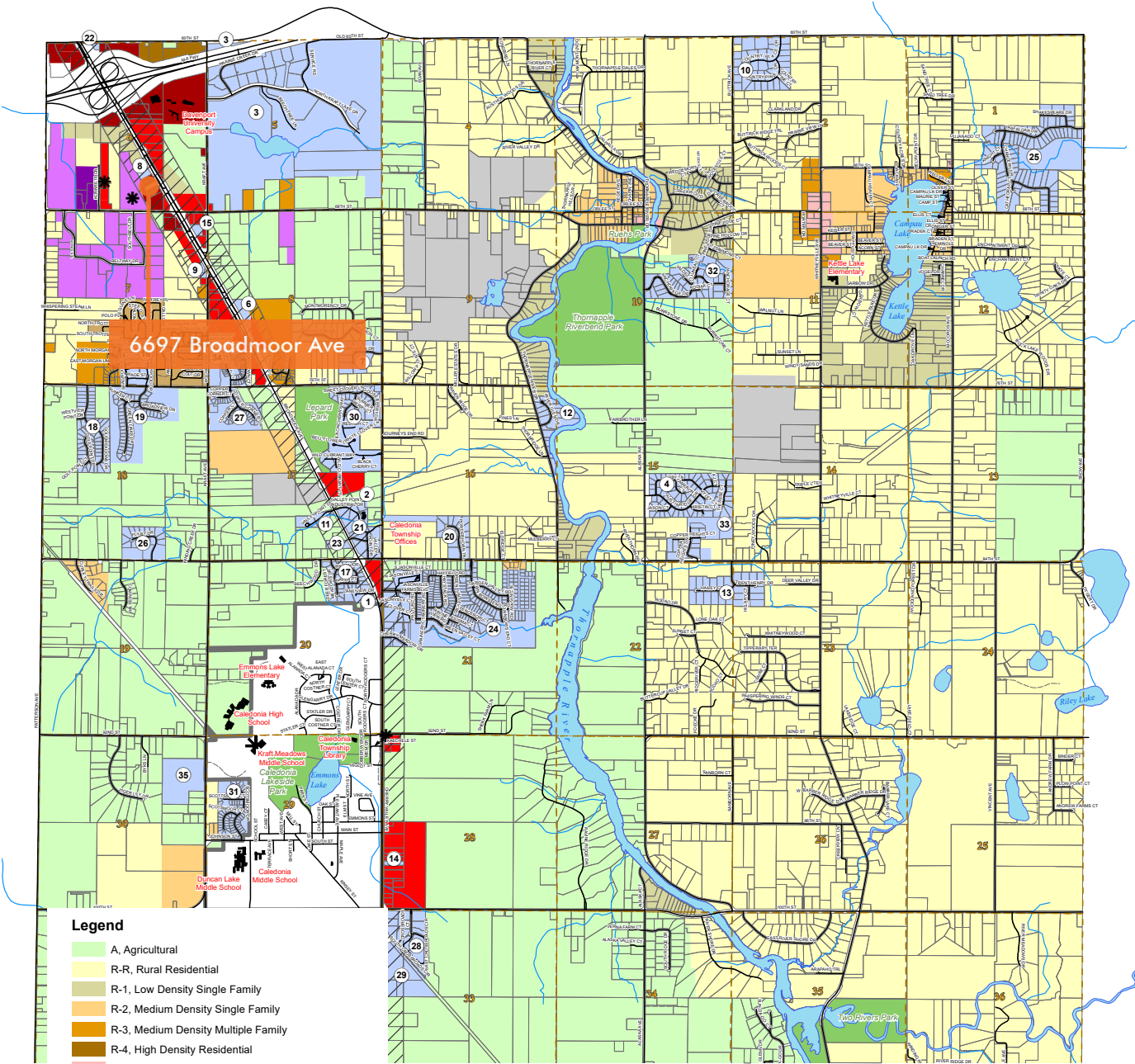
AREA AERIAL





SITE PLAN





- Legend**
- A, Agricultural
 - R-R, Rural Residential
 - R-1, Low Density Single Family
 - R-2, Medium Density Single Family
 - R-3, Medium Density Multiple Family
 - R-4, High Density Residential
 - C-1, Neighborhood Business
 - C-2, General Business
 - H-C, Highway Commercial**
 - I-1, Light Industrial
 - I-2, Heavy Industrial
 - PUD, Planned Unit Development
 - PMR, Planned Mineral Removal
 - MHC, Manufactured Housing Community
 - M-37 Overlay
 - Parks
 - * Conditional Rezoning
- Conditional Rezoning:
6694 Konkrete Drive (Conditional C-2)
9240 Cherry Valley Ave (Conditional C-1)
5291 68th St (Conditional I-1)

CALEDONIA TOWNSHIP ZONING MAP

CALEDONIA TOWNSHIP ZONING

CHAPTER XIIA

HC HIGHWAY COMMERCIAL DISTRICT

Section 12A.1 Description and Purpose.

- (a) The intent of the HC Highway Commercial District is to provide specific standards for commercial development serving the M-37/M-6 interchange and roadways leading to the interchange, to preserve its traffic carrying capacity and maintain the character of the Township while accommodating a reasonable amount of growth and to provide necessary services to the traveling public and area residents.
- (b) Among the purposes of the HC District are:
 - (1) To promote safe and efficient flow of traffic by minimizing conflicts from turning movements.
 - (2) Make land use and site plan review decisions with recognition of the resulting impacts on the transportation system, with the goal of sustaining the capacity of the road by limiting and controlling the number and location of driveways and by requiring alternate means of access through shared driveways, service drives, and access from cross streets.
 - (3) Sustain the traffic carrying capacity of the roadway in order to delay or avoid premature widening which would detract from the character of the Township.
 - (4) Ensure that distractions to motorists are minimized by avoiding blight and clutter, promoting aesthetics, and providing property owners and businesses with appropriate design flexibility and visibility.
 - (5) Encourage the rural and small town character as expressed in the Master Plan by requiring buildings and parking to be set back an adequate distance from streets.
 - (6) Ensure that landscaping on sites along streets is developed to preserve the rural and small town character of the area and complement existing natural features within the Township.

Section 12A.2 Permitted Uses.

Land, buildings and structures in the HC District may be used for the following purposes only, unless otherwise provided in this Ordinance, subject to Planning Commission approval of a site plan in accordance with the requirements of Chapter XVIII:

- (a) Office buildings for any of the following occupations:
 - (1) Executive, administrative, professional, accounting, drafting, and other similar professional activities, as determined by the Zoning Administrator.
 - (2) Medical and dental offices and clinics.
 - (3) Computer or internet businesses.
- (b) Banks, credit unions, savings and loan associations, and other similar uses as determined by the Zoning Administrator, including those with drive-through facilities.
- (c) Personal service establishments conducting services on the premises, including barber and dry-cleaning service outlets, beauty shops, fitness centers, travel agencies, and other similar uses, as determined by the Zoning Administrator.
- (d) Hotels and motels.

- (e) Retail businesses conducting business entirely within an enclosed building with a gross floor area of less than 100,000 square feet.
- (f) Drug stores and pharmacies.
- (g) Restaurants, excluding drive-through facilities.
- (h) Laundry establishments performing cleaning operations on the premises, including retail/service operations.
- (i) Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.

Section 12A.3 Special Land Uses.

The following uses may be permitted in the HC District when authorized by the Planning Commission and Township Board as special land uses under Chapter XVI of this Ordinance:

- (a) Retail businesses conducting business entirely within an enclosed building with a gross floor area of less than 100,000 square feet, and having limited outdoor display of merchandise.
- (b) Retail businesses conducting business entirely within an enclosed building with a gross floor area equal to or greater than 100,000 square feet, including such businesses having limited outdoor display of merchandise.
- (c) Theaters, or similar places of public assembly, as determined by the Zoning Administrator.
- (d) Restaurants with drive-through facilities.
- (e) Vehicle service stations, excluding body shops. Such establishments may include a convenience store and/or a counter-service restaurant that is located in the same building as the service station.
- (f) Vehicle wash establishments, either self-serve or automatic.
- (g) Colleges or universities, including satellite campuses.
- (h) Hospitals, including health care campuses, medical out-patient clinics, emergency centers.
- (i) Technology research centers.
- (j) Single family, two-family, or multi-family dwellings, but only in a mixed-use building that also includes other permitted uses or special land uses in the HC District.
- (k) Church or other house of worship.

Section 12A.4 Additional Uses and Prohibited Uses.

- (a) The following other uses may be permitted in the HC District as provided in this Ordinance:

- (1) Accessory uses as regulated under Sections 3.9, 3.10 and 3.11.
- (2) Temporary uses regulated under Section 3.22.
- (3) Signs permitted in the C-2 District and as regulated under Chapter XIX. However, billboards shall not be permitted in the HC District.
- (4) Parking and loading as regulated under Chapter XX.

(b) Adult and sexually-oriented businesses are prohibited in the HC District.

Section 12A.5 Development Regulations.

No building or structure, nor the enlargement of any building or structure, shall be erected unless the following district regulations are met and maintained in connection with such building, structure, or enlargement. Should any requirement of this district conflict with any other requirement of this Ordinance, the stricter of the requirements shall prevail.

(a) Driveways.

- (1) Driveways. Driveways within the HC District shall be located as follows:
 - (i) Each lot may be permitted one driveway, provided the spacing requirements of this section can be achieved.
 - (ii) One additional driveway may be permitted on parcels with lot widths exceeding 500 feet.
 - (iii) Additional driveways may be permitted by the Planning Commission for any site, providing the spacing and alignment criteria listed below are complied with, and a traffic impact study is completed which justifies an additional driveway.
 - (iv) The Planning Commission may permit two one-way driveways rather than a single dual movement driveway for particular uses where safer, more efficient circulation and function of the drives can be demonstrated.
 - (v) The applicant shall submit evidence indicating that the sight distance requirements of the Michigan Department of Transportation (MDOT) or Kent County Road Commission, as appropriate, are met.
- (2) Spacing and Alignment.
 - (i) Driveways shall be spaced a minimum of 200 feet from driveways on the same side of the street, centerline to centerline.
 - (ii) Driveways shall be aligned with driveways on the opposite side of the street or offset spaced a minimum of 150 feet, centerline to centerline.
 - (iii) Driveways shall be spaced at least 150 feet from an intersection of a private road or public street measured from near pavement edge of the street to near pavement edge of the driveway throat.
 - (iv) The Planning Commission may require greater spacing if traffic or pedestrian safety, traffic circulation, or site conditions warrant a greater distance between driveways.
- (3) Frontage Roads and Service Drives.
 - (i) The Planning Commission shall require development of service drives where service drives can provide access to signalized locations, where service drives may minimize the number of driveways onto the abutting roadway, or as a means to ensure that traffic is able to safely gain ingress to and egress from lots and other parcels of land.
 - (ii) If the Planning Commission permits development without a front service drive, it shall, instead, require a rear service drive if a rear service drive would promote the purposes and intent of the HC District.
 - (iii) Service drives shall be set back as far as reasonably possible from the intersection of the access driveway with the street.

- (iv) A minimum of 25 feet shall be maintained between the public street right- of-way and the pavement of the service drive.

(b) Front Yard Landscaping.

- (1) Parking is not permitted in the front yard, except as otherwise permitted by and in accordance with Section 12A.6(g). Except for driveways, frontage roads or service drives that are permitted or required pursuant to this chapter, the front yard shall be landscaped as follows:
 - (i) There shall be planted five evergreen trees, three shade trees and 12 shrubs for every 100 feet of frontage. The number of plants shall be proportional to the length of frontage, with fractions rounded up. The Planning Commission may allow a reduction in the number or a variation in the mixture of the tree types if due to topography or existing vegetation such a reduction or variation would result in effective screening and otherwise fulfill the intent of this chapter.
 - (ii) The required landscape plantings shall be located as follows:
 - (I) Plants may be clustered in groups or planted in rows.
 - (II) Evergreen trees should be spaced at least 20 feet on center.
 - (III) Shade/canopy trees should be spaced at least 25 feet on center.
 - (IV) Trees and shrubs should be clustered in locations that are most effective in screening undesirable views.
 - (iii) Where parking areas abut M-37 or M-6, there shall be planted five evergreen trees, three shade trees and 25 shrubs for every 100 feet of frontage. The Planning Commission may allow a reduction in the number or a variation in the mixture of the tree types if due to topography or existing vegetation such a reduction or variation would result in effective screening and otherwise fulfill the intent of this chapter.
 - (iv) Landscaping shall be located so it does not obstruct the vision of drivers entering or leaving the site.
 - (v) Within the front yard, earthen berms landscaped in accordance with this chapter shall be required if needed to provide variety in appearance and for screening of parking areas.
- (2) The Planning Commission shall consider a landscape plan submitted in conjunction with any site plan in the HC District. The landscape plan shall be drawn to minimum scale of one inch equals fifty feet and shall include, at a minimum, the following:
 - (i) Location, general type and quality of existing vegetation, including specimen trees.
 - (ii) Existing vegetation to be saved.
 - (iii) Methods and details for protecting existing vegetation during construction.
 - (iv) Location, size, and labels for all proposed plants.
 - (v) Existing and proposed contours on site and 150 feet beyond edges of the site at intervals not to exceed two feet.
 - (vi) Typical straight cross section, including slope, height and width, of berms and the type of ground cover to be placed on them.
 - (vii) Location, height and type of materials of masonry walls, and footing details.
 - (viii) Plant list(s) showing the required and proposed quantities.
 - (ix) Description of landscape maintenance program, including a statement that all diseased, damaged or dead materials shall be replaced in accordance with the standards of this Ordinance.
- (3) No outside storage shall be permitted in any yard adjacent to the M-37 or M-6 right- of-way. Any yard abutting the M-37 or M-6 right-of-way shall be landscaped in accordance with Sections 12A.5(b)(1)(i)-(v).

- (c) Outdoor Lighting. Off-street parking areas for uses in all districts shall be adequately lit to ensure security and safety. All outdoor lighting shall comply with the requirements set forth in Section 3.50 this Ordinance.
- (d) Site Design Requirements.
 - (1) Buildings shall be sited to preserve natural features. Natural features such as natural grade, trees, vegetation, water bodies, and others shall be incorporated into the site plan to the fullest extent practicable.
 - (2) Mechanical equipment and service areas shall be visually screened from adjacent properties, public roadways, or other public areas. Architectural designs for buildings shall include design features to contain and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading docks and service yards.
 - (3) Buildings shall be designed and constructed using architectural variety to moderate their visual impact.
 - (4) All building walls which can be viewed from public streets shall be designed and constructed using architectural features and details, including, but not limited to archways, colonnades, cornices, or other architectural features.
 - (5) All building walls over 100 feet in length shall be broken up with varying building lines, windows and architectural accents.
 - (6) All buildings shall be designed and constructed with an articulated roof line. Roofs shall not be designed or constructed without pitch, unless the roof without pitch is fully obscured by a building façade or other architectural feature, or unless the roof without pitch is specifically permitted by the Planning Commission in its approval of a site plan under Chapter XVIII.
 - (7) All building walls which can be viewed from public streets shall be landscaped for at least 50 percent of the wall length. Other walls shall be landscaped for at least 30 percent of the wall length.
 - (8) Landscaping required pursuant to this section shall abut the walls so that the vegetation combined with the architectural features significantly reduce the visual impact of the building mass as viewed from the street.
 - (9) The predominant building materials shall be those characteristic of the Township, such as brick, wood, native stone and tinted/textured concrete masonry units and/or glass products. Other materials such as smooth-faced concrete block, undecorated tilt-up concrete panels, or pre-fabricated steel panels shall be used only as accents and shall not dominate the exterior of the building. Metal roofs may be allowed if compatible with the overall architectural design of the building.
 - (10) Exterior colors shall be of low reflectance, and shall be of subtle, neutral or earth- tone colors. High intensity colors such as black, neon, metallic or fluorescent for the façade and/or roof of the building are prohibited except as approved for building trim.
- (e) Parking Area Landscaping; Greenbelts.
 - (1) Parking Area Landscaping. All off-street parking areas shall be landscaped according to the following minimum requirements.
 - (i) One canopy tree for every ten-vehicle parking spaces or fraction thereof shall be planted in the landscaped area.
 - (ii) To provide shade and to break up the visual monotony of large asphalt covered areas, parking lots shall contain individual concrete-curbed landscaped interior islands throughout the parking lot in addition to any perimeter landscaping. Landscaped interior islands must be a minimum of 360 square feet and a minimum of ten feet wide. Each island shall be planted with at least two canopy trees and six shrubs or such other equivalent as the Planning Commission may approve. Any shrubs planted

within these islands shall be maintained at a maximum height of three feet. Plantings shall be at least three feet from the edge of the island.

- (iii) Landscaping shall be arranged so as not to obscure traffic signs or fire hydrants, or obstruct driver’s sight distance within the parking area and at driveway entrances.
- (2) Greenbelts. A greenbelt shall be provided when a lot in the HC District abuts a residential use or a residential zoning district. The greenbelt shall be provided along the lot line which abuts the residential use or zone according to the following requirements:
 - (i) Required greenbelts for buildings shall have a minimum width of 25 feet. Greenbelts for parking lots shall have a minimum width of 15 feet.
 - (ii) For each 100 feet of length or portion thereof of greenbelt, plantings shall consist of at least two deciduous canopy trees, two ornamental trees and four evergreen trees or any combination thereof; provided, however, that the Planning Commission may increase, decrease or modify such requirements in its discretion, if such an increase, decrease or modification would promote the goal of adequately screening the HC District use from the adjacent residential use.
 - (iii) Berms, walls and fences may be permitted within a greenbelt area. The Planning Commission may in its discretion reduce the amount of required plantings if the berm, fence or wall achieves the intent of this chapter.
 - (iv) Landscape Quality and Maintenance:
- (3) The following list is of species that are permitted but will not be credited toward required landscaping because of their brittleness, susceptibility to disease and insects, excessive root structure, excessive litter, and or other undesirable characteristics. The planting of these species is not encouraged.

Botanical Name	Common Name
Acer Negundo	Box Elder
Ailanthus Altissima	Tree of Heaven
Catalpa Speciosa	Catalpa
Elaeagnus Angustif	Russian Olive
Gingko Biloba (fem	Female Gingko
Maclura Pomifera	Osage Orange
Morus Spp.	Mulberry
Populus Spp.	Cottonwood, Poplar, Aspen
Salix Spp.	Willow
Juglans Nigra	Black Walnut
Robinia Spp.	Black Locust
Acer Saccharinum	Silver Maple
Ulmus Pumila	Siberian Elm

- (4) Plantings and other landscape features shall meet the following minimum requirements:
 - (i) Canopy/shade trees 2.5 inches in caliper, measured 12”above ground level
 - (ii) Evergreen Trees feet in height
 - (iii) Shrubs 12-24 inches in height
 - (iv) Walls Masonry walls shall be of clay, brick, stone or other decorative masonry material and shall be placed on footings which meet the requirements of the local building code.

- (5) All landscaping plants shall be hardy when planted and maintained in accordance with their natural growth patterns. Withered, diseased or dead plants shall be replaced within a reasonable amount of time, but no longer than one growing season.
- (6) Plants must be controlled by pruning, trimming, or other suitable methods so that they do not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.
- (7) All planted areas must be maintained in a weed free condition.

(f) Tree and Landscape Preservation Requirements.

- (1) Site plans should preserve all quality, existing trees wherever feasible, especially in buffer areas. Relocation of existing trees within the site is also encouraged and all available measures should be taken to maintain the trees in a healthy condition.
- (2) Existing trees may be used to fulfill landscaping requirements, if such trees are in healthy growing condition, are at least the minimum size, are the appropriate type, and are spaced according to their likely mature size.
- (3) The area below the dripline of an existing tree to be saved should remain undisturbed. No impervious material should be placed under the dripline and a tree protection fence must be installed around the trees during construction at the limit of disturbance. Tree protection symbols, notes and details must be shown on the site plan.
- (4) Should any tree designated for preservation, for which landscaping credit is given, die, the owner shall replace the tree with the equivalent species or with a tree which will obtain the same height, spread and growth characteristics. The replacement tree must be a minimum of 2.5 inches caliper, measured 12" above ground level.

Section 12A.6 Area Regulations.

No building or structure shall be erected nor shall any building or structure be enlarged unless the following yard, lot area, lot width and lot coverage requirements are provided and maintained:

- (a) Front Yard. The following front yard setbacks apply only to buildings with front yards that do not abut the M-37 right-of-way. The positioning requirements for buildings with front yards abutting the M-37 right-of-way are specified in Section 12A.6(g).
 - (1) There shall be a front yard of not less than 50 feet for buildings without a front service drive.
 - (2) There shall be a front yard of not less than 100 feet for buildings with a front service drive.
- (b) Side Yard.
 - (1) There shall be a minimum side yard of 25 feet for the side of a building or structure abutting a residential district or residential use.
 - (2) There shall be a minimum side yard of 15 feet for the side of a building or structure abutting any other district or use.
 - (3) There shall be a minimum side yard equal to the front yard for the side of a building or structure on a corner lot that faces a public street; provided, however, that if a side yard abuts the M-37 right-of-way, there shall be a minimum side yard of 50 feet.
- (c) Rear Yard.
 - (1) There shall be a minimum rear yard of 40 feet for a building or structure abutting a residential district or residential use.

- (2) There shall be a minimum rear yard of 25 feet for a building or structure abutting any other district or use.
- (d) Lot Area. The minimum lot area shall be two acres.
- (e) Lot Width. The minimum lot width shall be 200 feet.
- (f) Lot Coverage. No lot shall be covered with building or structures exceeding a total of 35 percent of the lot area.
- (g) M-37 Area Regulations. When the front yard of a lot or parcel abuts the M-37 right-of-way, the front yard setback regulations of Section 12A.6(a) shall not apply and the following regulations regarding the positioning of buildings and parking shall apply.
 - (1) Buildings or structures and parking lots shall be positioned on the lot or parcel in accordance with the following requirements:
 - (i) Parking Lot Positioning. The edge of the parking lot nearest to M-37 shall be positioned a minimum of 90 feet from the outside edge of the nearest continuous through lane of M-37.
 - (ii) Building or Structure Positioning. The main wall of a building or structure shall be positioned a minimum of 140 feet from the outside edge of the nearest continuous through lane of M-37.
 - (2) Landscaping. Within the area between the front edge of the parking lot and the nearest continuous through lane of M-37, there shall be a minimum 25-foot wide landscaped area, measured from the M-37 right-of-way to the front edge of the parking lot. The landscaped area shall include an undulating earthen berm of three to four feet in height with a maximum slope of 3:1. Landscape plantings shall be in accordance with Section 12A.5(b)(1)(iii).

Section 12A.7 Height Regulation.

No building or structure shall exceed 35 feet in height or two and one-half stories, whichever is greater. However, a taller building or structure that is otherwise permitted in the HC District may be permitted by the Planning Commission as a special land use pursuant to Chapter XVI of this Ordinance. In considering a special land use for a building or structure exceeding 35 feet in height or 22 stories, the Planning Commission may impose a greater setback calculated on the basis of one additional foot of building setback, for each two feet of building height above 35 feet; or the Planning Commission may impose a greater setback upon some other reasonable basis; or the Commission need not impose a greater building setback.

(Chapter 12A adopted 10/17/01; eff. 10/30/01.)



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Advantage Commercial Real Estate has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.