

LAND USE AND ZONING

PID: 0929301085
PLANNED UNIT DEVELOPMENT DISTRICT (PUD)
& GINGELVILLE VILLAGE CENTER OVERLAY

PROPOSED USE	SPECIAL LAND USE
RESTAURANT WITH DRIVE-THRU	PERMITTED USE
RETAIL STORE	PROPOSED
ZONING REQUIREMENT	REQUIRED
MINIMUM LOT AREA	12,000 ⁽¹⁾
MAXIMUM BUILDING COVERAGE	30% (18,414 SF) ⁽¹⁾
MAXIMUM BUILDING HEIGHT	25 FT ⁽¹⁾
MINIMUM FRONT YARD SETBACK	30 FT ⁽¹⁾
MINIMUM SIDE YARD SETBACK	30 FT ⁽¹⁾
MINIMUM REAR YARD SETBACK	30 FT ⁽¹⁾
MINIMUM OPEN SPACE	10% (6,138 SF)
R.O.W. GREENBELT	20 FT ⁽²⁾
PARKING LOT LANDSCAPING	660 SF ⁽³⁾
RESIDENTIAL PARKING SETBACK	30 FT ⁽⁴⁾
FRONT YARD PARKING	25% (8 SPACES) ⁽⁵⁾

(1) § 30.03.D.3 FOR NON-RESIDENTIAL DEVELOPMENTS, MINIMUM LOT AREA, LOT SIZE, BUILDING HEIGHT, AND PLACEMENT SHALL BE DETERMINED BY THE BOARD AFTER REVIEW AND RECOMMENDATION OF THE PLANNING COMMISSION.
(2) § 27.05.4.4 GREENBELT SEPARATION AREA IS REQUIRED BETWEEN THE RIGHT-OF-WAY PROPERTY LINE AND THE NEAREST PORTION OF ANY OFF-STREET PARKING AREA. SAID AREA SHALL BE 20 FT.
(3) § 27.05.6.a PARKING AREAS CONTAINING GREATER THAN 20 SPACES SHALL BE PROVIDED WITH AT LEAST 20 SF OF INTERIOR LANDSCAPING PER PARKING SPACE. INTERIOR PARKING LOT LANDSCAPING ISLANDS SHALL BE NO LESS THAN 10 FT IN A SINGLE DIMENSION AND NO LESS THAN 200 SF IN ANY SINGLE AREA.
(4) § 14.03.C.3 NO PARKING AREA OR DRIVEWAY SHALL BE CLOSER THAN 30 FT TO THE ADJACENT PROPERTY LINES WHEN THE PARCEL ADJUTS RESIDENTIALLY ZONED OR USED PROPERTY. WHEN THE PARCEL ADJUTS COMMERCIAL / OFFICE ZONED PROPERTY, NO PARKING AREA OR DRIVEWAY SHALL BE CLOSER THAN 20 FT TO THE ADJACENT PROPERTY LINE.
(5) § 30.03.E.3 PARKING SHALL BE TO THE REAR OF THE STRUCTURE AND FULLY SCREENED FROM THE PUBLIC ROAD WAY, EXCEPT THAT THE PLANNING COMMISSION MAY ALLOW UP TO 25% OF THE MINIMUM NUMBER OF REQUIRED PARKING SPACES IN THE FRONT YARD.

CODE SECTION	REQUIRED	PROPOSED
§ 14.03.C.1.a	RETAIL: 1 SPACE PER 200 SF GFA (6,552 SF / 200 SF) = 33 SPACES	37 SPACES
§ 27.04.A.3	90° PARKING: 9 FT X 19 FT W/ 22 FT DRIVE AISLES	9 FT X 19 FT W/ 22 FT DRIVE AISLES
§ 27.04.B.2.b	LOADING: 10 FT X 50 FT W/ 14 FT CLEARANCE	TO OCCUR OFF HOURS

OFF-STREET PARKING REQUIREMENTS

STONEFIELD
PLANNED UNIT DEVELOPMENT DISTRICT
GINGELVILLE VILLAGE CENTER OVERLAY

PROPOSED MULTI-TENANT RETAIL BUILDING

DRAFT

NOT APPROVED FOR CONSTRUCTION

DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 03/18/2021
SCALE: (N) 1" = 40'

\$1,000,000



Located just 1 mile north of I-75 on Baldwin Road, this vacant commercial land is prime for development! Area retailers include Boot Barn, Costco, Target, Meijer, Home Depot, Sam’s Club, Top Golf and the retailers at the 1.4m SF Great Lakes Crossing Outlets. This is your chance to purchase or lease land with 163 FT [...]

- 0 baths
- Commercial Land
- Land
- Active

Basics

Category: Land

Status: Active

Lot size: 1.37 sq ft

County: Oakland

Type: Commercial Land

Bathrooms: 0 baths

Lot Size Acres: 1.37 acres

Amenities & Features

Utilities: Natural Gas Available, Electricity Available, None **WaterSource:** Public

Fees & Taxes

Tax Assessed Value: \$94,590 **Tax Year:** 2025
Tax Annual Amount: \$5,075

School Information

High School District: Lake Orion

Miscellaneous

Road Surface Type: Paved **CrossStreet:** Baldwin & Maybee
Listing Terms: Cash, Conventional

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