

Table 2-1

<b>UNITS AND POPULATION AT BUILD-OUT</b>			
<b><u>Section Number</u></b>	<b><u>Potential Additional Dwelling Units</u></b>	<b><u>Total Dwelling Units Upon Build-Out</u></b>	<b><u>Build-Out Population</u></b>
9	318	595	1,565
10	208	253	665
11	160	192	505
12	19	32	84
13	84	112	295
14	306	312	821
15 & 16	524	789	2,075
17	140	227	597
18	252	297	778
19	90	137	360
20 & 21	318	699	1,838
22	130	194	510
23 & 24	533	686	1,804
25	404	548	1,441
26	260	567	1,491
27	185	244	642
28	293	334	878
29	0	158	416
30	0	32	84
31	292	368	968
32	30	281	739
33	196	572	1,504
34	231	313	824
35	357	428	1,126
36	644	706	1,857
<b>TOTAL</b>	<b>7,381</b>	<b>12,322</b>	<b>32,403</b>

1. The Lyon Center Vision Plan calls for redevelopment in Section 4 to provide high density single and multiple family residential development, which could result in approximately 470 dwelling units and 1,236 residents. These numbers are not included in the above table.

2. Sections 15 & 16, 20 & 21, and 23 & 24 are combined in the above table to account for Planned Developments that cross Section boundaries.

3. The formula for determining build-out population is: (Total Dwelling Units Upon Build-Out x 2.63 Persons per Dwelling Unit). The 2.63 figure comes from SEMCOG projections.

## Analysis of Existing Land Use

A detailed review of each category of land use follows. Current estimates of land use acreage are based on an update of the parcel-by-parcel inventory completed by McKenna Associates, Inc., in the early months of 2010. A perspective on the changes is provided by comparing the current data to land use data compiled in 1991 (Table 2-2).

Table 2-2

<u>Land Use</u>	<u>1991</u>		<u>2010</u>	
	<u>Area</u> <u>(acres)</u>	<u>Area</u> <u>(Percent)</u>	<u>Area</u> <u>(acres)</u>	<u>Area</u> <u>(Percent)</u>
Agriculture	3,437.20	18.20%	1,762.4	8.68%
Single Family Residential	3,823.30	20.24%	6,865.4	33.80%
Multiple Family Residential	47.90	0.25%	66.9	0.33%
Mobile Home Park	112.00	0.59%	136.0	0.67%
Commercial	158.00	0.84%	383.6	1.89%
Commercial Recreation (e.g., golf driving range)	126.70	0.67%	105.7	0.52%
Office	52.80	0.28%	41.6	0.20%
Industrial	375.30	1.99%	811.0	3.99%
Public/Quasi-Public e.g., churches, Township Hall, airport)	383.50	2.03%	390.9	1.92%
Recreation	0.00	0.00%	1,306.4	6.43%
Golf Courses (not including Lyon Oaks)	759.60	4.02%	876.6	4.32%
Utilities	6.50	0.03%	50.9	0.25%
Vacant	9,103.60	48.19%	6,087.5	29.97%
Site with Vacant Building	0.00	0.00%	13.9	0.07%
Open Water	0.00	0.00%	675.8	3.33%
I-96 Right-of-Way	0.00	0.00%	300.3	1.48%
Grand River Ave. Right-of Way	0.00	0.00%	61.7	0.30%
Additional Right-of Way not Accounted for else where	0.00	0.00%	357.3	1.76%
Railroad Right-of-Way	0.00	0.00%	20.0	0.10%
Extractive	380.70	2.02%	0.0	0.00%
Landfill	123.60	0.65%	0.0	0.00%
<b>Total</b>	<b>18,890.70</b>	<b>100.00%</b>	<b>20,313.7</b>	<b>100.00%</b>

Note and Sources: The 1991 land use survey did not compute road right-of-way, so the 1991 total land area is less than the 2010 total land area. The 1991 figures are from the 1991 Master Plan for Future Land Use. The 2010 figures are based on 2004 data and Oakland County Assessing data, updated to 2010 by McKenna Associates.

In 1972, Lyon Township was essentially comprised of vacant and agricultural land. During the next two decades this supply of land was tapped, primarily to develop residential home sites. Limited non-residential development occurred during the period, but in terms of acreage the non-residential development was minimal by comparison to the residential growth during the period. Whereas Lyon Township was generally characterized as a solidly rural community in 1972, Table 2-2 reveals that the transition from rural to a residential semi-rural exurb identified in 1991 has continued at a steady pace into the new millennium.

Substantial non-residential development has occurred. The most significant commercial development is Lyon Towne Center (approved in 2002), located at I-96 and Milford Road. Industrial development has occurred in the Grand River Avenue corridor, in the Lyon Industrial-Research Centre and the Quadrants Industrial-Research Centre.

The total acreage figures in Table 2-2 indicate a decrease in the size of the Township between 1991 and 2004, due to annexation of property by the City of South Lyon. The 2004 figure is consistent with Oakland County data, as well as land use data compiled by the City of South Lyon.

### Residential Land Use

Residential land uses occupied about 7,068.3 acres, or approximately 33.8 percent of the total land area in the Township according to the 2009 survey (see Map 1 and Table 2-2). The amount of residential land increased by about 77.5 percent between 1991 and 2009.

Prior to 1991, most residential development occurred in conventional single-family subdivisions located in the northwest portion of the Township. Residential development began increasing in the central portion of the Township, due in part to the availability of public sewer and water, the build-out of adjacent communities like the City of Novi, and the construction of new schools on the north side of Ten Mile Road, west of Johns Road. There are a few subdivisions with lots that are one acre or larger, but most subdivisions in this part of the Township have been developed at higher densities, including some subdivisions with lots as small as 15,000 square feet.

Single-family development throughout much of the Township outside of Planned Developments and subdivisions, consists of development on acreage parcels along the mile roads or on private roads, where individual landowners exercised their development options through lot splits. Historically, this pattern of development resulted in an inefficient use of the land, characterized by restricted access to the vacant interior portions of the sections, lack of connections between private roads, and creation of flag lots and other odd-shaped lots. In 2009, amendments were made to the Private Road Ordinance that may reduce future lot split activity.

Since the development of the Tanglewood Planned Development in the early 1990s, the Township has offered the Planned Development option to encourage innovative residential development proposals. The Planned Development option provides the Township the flexibility necessary to permit development proposals that would otherwise not be achievable, such as mixed-use developments that offer a variety of housing options, sometimes with a commercial component but always with an open space component. Planned development proposals approved in 2003-04 include Elkow Farms, Woodwind, Copperwood, Lyon Ridge, Hornbrook Estates, Saddle Creek, Pinehurst, Kirkway Estates, and Mill River (resulted in a consent judgment).