

Two areas occupied by existing mobile home parks are designated Mobile Home Park on the Future Land Use Map, on the north side of Eight Mile Road east of Griswold Road, and on the south side of Grand River Avenue, east of Kent Lake Road. As a result of the recent construction of an 800-unit mobile home park on the south side of Eight Mile Road in Salem Township it will be several years before a demonstrated need exists for additional mobile home park development in the area.

If the need for additional mobile home park acreage eventually becomes apparent, the following criteria should be used to identify appropriate mobile home park locations:

- Mobile home parks should have direct access to and should front on paved arterial or collector roads.
- Mobile home parks should have access to a public sanitary sewer system and wastewater treatment system with adequate capacity.
- Mobile home parks should be located within approximately two miles of the businesses and services in South Lyon or New Hudson.
- Mobile homes should be screened from adjacent conventional single family development. This screening may consist of landscaping or a natural wooded buffer.

Commercial Land Use

The Future Land Use map designates 390.8 acres, about 1.9 percent of the total land area, for Retail/Service/Office or Highway Commercial use. Most commercial development is planned in two compact districts, in New Hudson and on Pontiac Trail south of South Lyon. In essence, the plan is calling for expansion of these existing commercial districts, while controlling haphazard strip development. Within the two districts, the amount of land designated for commercial development addresses the projected needs of the Township population (see Retail and Office Analysis). The commercial boundaries designated on the Future Land Use Map are reasonable based on sound land use planning criteria, taking into consideration the relationship to surrounding uses, traffic patterns, and similar issues.

A commercial center has been developed on the northwest corner of Milford Road and Ten Mile Road, and the plan provides for additional commercial on Ten Mile, opposite the intersection with Johns Road. If a need can be demonstrated, expansion of these commercial areas would be reasonable, provided that impacts on nearby residential areas are mitigated. These commercial areas are intended to accommodate neighborhood commercial centers to serve residents in the center of the Township. An objective of the Plan is to confine commercial uses to these centers, rather than allow strip development along Ten Mile Road.

The Future Land Use Map designates approximately 156.7 acres (0.8 percent of the total) as Research/Office. This designation is intended to accommodate a broad spectrum of office-type uses, including technical staff for manufacturers, product development and testing facilities, administrative offices for corporations, training facilities, and similar uses. A small portion of the areas designated Research/Office could accommodate doctors, dentists, attorneys, insurance agents, real estate sales, and other professionals and firms that provide services directly to the residents.

Research/Office development would be appropriate on the north side of Grand River Avenue, west of Old Plank Road (in the vicinity of the Blue Cross-Blue Shield facility). In addition, the Future Land Use Map designates the westerly portion of the Walbridge property, on the south side of Grand River Avenue, east of Milford Road, as Research/Office.

The Future Land Use Map has a special designation, Commercial Recreation, for privately-owned golf courses in the Township. There are six courses, Walnut Creek (members only), Lyon Oaks (County owned), Riverbank, Tanglewood, Cattails, and Coyote, covering 863.3 acres (4.2 percent of the total). The Tanglewood Golf Course is part of a residential planned development of the same name. Lyon Oaks is also within a planned development. If the golf course function at Tanglewood or Lyon Oaks should ever cease for any reason, the land shall remain as open space in accordance with the recorded deed restrictions and planned development agreements. The other four courses have no such restrictions and are not part of any associated residential development. If golf or other commercial recreation use is no longer a viable land use for these privately-owned sites, the future land use would be Rural Residential single family residential, developed conventionally or as a planned development based on the underlying zoning designation for the site. Open space and cluster designs are strongly encouraged. Integrating residential uses within the golf course function is also encouraged if at all feasible.

Industrial Land Use

Lyon Township's prime industrial land is located along Grand River Avenue, between New Hudson and the Township's east boundary. This corridor has many attributes sought by modern industry: good freeway access, visibility from the freeway, separation from dense residential development, adequate energy-related utilities, access to public water and sanitary sewer utilities, and abundant vacant land. The Grand River corridor also is recognized in the region as a prime industrial corridor, in part because of industrial development in Novi and Wixom. Lyon Township's industrial corridor can be viewed as a logical extension of the neighboring industrial districts.

Consistent with findings and recommendations in the Industrial Analysis, the Future Land Use Map proposes 1,461.3 acres of industrial land (7.1 percent of the total), of which 1,418.7 acres are designated Light Industrial/Research/Office. Most of the industrial land is proposed along the Grand River corridor.