

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.

The Industrial Analysis presented earlier in this plan identified concerns about the type of industrial development that would be considered appropriate in the Township. The analysis identified concerns about the impacts of some types of Aheavy@ industrial uses. Emphasis is placed on seeking clean Alight@ industrial uses, including research/testing, prototype development, and similar quasi-industrial uses, even in areas that are zoned for general industrial use.

The Future Land Use Map proposes construction of a new industrial collector road to serve the Grand River industrial district. This road is planned to extend from South Hill Road, approximately one half mile south of Grand River Avenue, northwest to a point of intersection with the New Hudson ring road.

A small industrial district exists along Griswold Road, generally between Nine and Ten Mile Roads. Some existing development in this district generates negative off-site impacts because it is unsightly, it is sometimes noisy, and it generates a lot of truck traffic. There is some concern that certain uses have caused environmental degradation, particularly soil and groundwater pollution. Certain industrial uses are not compatible with the surrounding residential development. Consequently, the boundaries of the Griswold Road industrial district do not extend farther than the limits of existing industrial operations on the Future Land Use Map. A long term goal is to seek a transition to more compatible Alight@ industrial uses in the Griswold Road industrial district.

### Public Uses

Public uses include the Township municipal center, fire stations, Township-owned cemeteries, parks, schools, the Township library, and the New Hudson post office. Public uses occupy 1,605.8 acres, or about 7.9 percent of the land.

The need for additional public lands is addressed in detail in the **Community Facilities and Recreation** chapters of this plan. Within the next 10 years library expansion must be addressed. The recommended library size for a community the size of Lyon Township is almost 20,000 square feet. Regardless of the standards, it is clear that expansion will be needed to accommodate the increased demand for information and technological services.

Expansion or replacement of the New Hudson post office is a short-term need, perhaps within the next 5 years. It is of utmost importance that Lyon Township make every effort to retain the post office in New Hudson. It is a vital component in the Lyon Center Vision Plan.

Sufficient land for new schools has been acquired to satisfy needs within the next 10 to 20 years. Land has been set aside for a new middle school adjacent to Hardy Elementary School on the north side of Ten Mile Road in the Woodwind Planned Development. South Lyon East High School was recently built on a 40-acre site located at the northwest corner of the Johns Road/Ten Mile Road intersection. Land has been acquired for a new elementary school in the Elkow Farms Planned Development, at the northwest corner of the Eleven Mile Road/Spaulding Road intersection.