

construction, these individual businesses located on separate parcels rather than in industrial parks.

3. Since water and sanitary sewer facilities have been made available in the Grand River corridor, industrial parks have been developed in Lyon Township. New industrial uses in these parks account for a large amount of new industrial development in the Township since 2000 but industrial entities continue to locate on large, vacant parcels with frontage on Grand River.

- **Commercial and Office Land Use.** The commercial and office land use category includes retail, service, office and restaurant uses. These uses occupy 77.3 acres, or 4.0 percent of the total land area in the corridor. There are two concentrations of commercial use along the corridor, at the extreme west end, and at the east end (Brainer's Greenhouse). The primary office use is Blue Crosse Blue Shield.
- **Public and Quasi-Public Land Use.** Public and quasi-public uses occupy 11 acres of land along the corridor. The primary such use is the Township well site, on the east side of South Hill Road, South of Grand River Avenue.
- **Road Right-of-Way.** Road right-of-way accounts for 5.7 percent of the total land area. Grand River Avenue is included, but I-96 is not included in the right-of-way tabulation.

In summary, the predominant trend in the Grand River corridor is the emergence of industrial development and the corresponding decrease in the amount of residential, vacant, and agricultural land use. There remains large amounts of agricultural and vacant lands, on which industrial development is planned.

Land Use Issues

There are certain key issues that have had, and will continue to have, a substantial impact on development of the Grand River corridor. These issues include zoning, wetlands, soils, and obsolescence of older uses.

Existing Zoning. The zoning classification of land -- particularly vacant land -- within the corridor will determine the land use patterns that emerge. Table 6-3 indicates the amount of available vacant acreage within each zoning district in the Grand River corridor.

Three zoning districts account for over 95 percent of the vacant land in the Grand River Avenue corridor: I-1 Light, I-2 General Industrial and R-1.0 Residential-Agricultural. The zoning classification of vacant land contrasts with the existing land use summary. Whereas only 34 percent of the total land is currently used for industrial purposes, over 78 percent of the vacant land in the corridor is zoned for industrial use.

Table 6-3

ZONING CLASSIFICATION OF VACANT AND AGRICULTURAL LAND - GRAND RIVER AVE. CORRIDOR

<u>Zoning District</u>	<u>Vacant Acreage</u>	<u>Agricultural Acreage</u>	<u>Total Acreage</u>
R-1.0 Residential-Agricultural District	102.0	86.1	188.1
RO Research Office	2.3	0.0	2.3
B-1 New Hudson Development District	9.4	0.0	9.4
B-3 General Business District	5.1	0.0	5.1
I-1 Light Industrial District	231.0	90.4	321.4
I-2 General Industrial District	27.1	375.0	402.1
TOTAL	376.9	551.5	928.4

Source: Lyon Township Zoning Map (2010) and Existing Land Use Map (2010)

Over 20 percent of the vacant land (188.1 acres) is zoned Residential-Agricultural (R-1.0). Principal permitted uses in the R-1.0 district include single family dwellings and farming, although the farming is being phased out on many R-1.0 zoned lands in the Township.

If the corridor is eventually developed in accordance with existing zoning, there would be a dramatic shift in the land use in the corridor. The amount of land used for industrial purposes would more than double.

Land Use Obsolescence. The potential obsolescence of existing land uses is another determinant of development potential in the Grand River corridor. Certain uses are becoming obsolete, either because they are no longer compatible with the newer uses or because they are simply old and no longer functional. Consequently, an accurate evaluation of the development potential in the corridor must assess the degree to which existing uses are subject to change in the next several years.

In order to make this evaluation, the following criteria have been established to determine if existing land uses are "subject to change" or are permanent:

Zoning. Certain existing uses are nonconforming with respect to the Zoning Ordinance, so there are restrictions placed on expansion or future development of such uses. Also, there are certain sites which are "spot zoned" such that the existing zoning is not compatible with the zoning of abutting properties. Finally, some parcels will not be developed as zoned due to size, shape and the traffic levels along Grand River. These zoning inconsistencies tend to limit the permanence of such uses.

Examples of zoning inconsistencies include:

- Agricultural or residential zoning in predominantly industrial areas along Haas Road.
- Industrial zoning in the New Hudson hamlet, surrounded by more viable commercial zoning.

Condition of buildings and structures. There are a number of sites along Grand River Avenue occupied by older buildings or uses that are in a deteriorated condition. Also, there are industrial buildings and sites which are simply obsolete according to modern standards, because of size or design. As new development occurs and the value of land increases, such sites are prime for redevelopment.

Examples of obsolete buildings or sites include:

- Various old industrial establishments which are located on small sites with little or no room for expansion. If these industries remain successful, it is likely that they will search for new facilities elsewhere, thereby creating new development opportunities on Grand River Avenue.
- There are a few deteriorated buildings which no longer house viable businesses, including vacant buildings in the New Hudson area.

Compatibility with surrounding land uses. As the density of development and the traffic increases along Grand River Avenue, the incompatibility between various existing land uses will become more and more evident. The combination of incompatibility, improper zoning, and physical deterioration are likely to cause the demise of longstanding establishments but provide the opportunity for development which is more consistent with the surrounding land uses.

Examples of such land use incompatibilities include:

- Residential development within the emerging industrial district on Grand River Avenue and Haas Road.
- Commercial and services uses within the emerging industrial district.
- Industrial uses within the New Hudson commercial district.
- Single-family residential homes with direct frontage on Grand River, especially in the New Hudson area.

Relation of investment to land value. Certain land uses in the corridor have of a low level of investment and are very likely to relocate if property values escalate. Examples of these land uses include contractor storage yards and landscape supply yards.

The purpose of this analysis is not to predict the out-migration or demise of longstanding Lyon Township businesses. Rather, the purpose of this discussion is to point out that the conditions under which many existing uses were originally developed have changed. As a result, many

existing businesses no longer function under ideal conditions necessary for their continued success. Within the next five to fifteen years, it is likely that many of these businesses will take it upon themselves to find other more suitable sites or buildings in which to continue operating.

Summary

The previous discussion of land use obsolescence indicates that in the next several years the land use pattern will change as a result of two actions:

1. Vacant lands will continue to develop as the leading edge of regional growth moves farther west. Development of vacant lands will be affected by zoning, wetlands, and other factors to be examined later in the Master Plan. Table 6-3 summarizes the development potential on vacant lands, indicating that 723 acres of developable industrial-zoned land and 14 acres of developable commercial-zoned are located in the corridor. In addition, there are 188 acres of land zoned Residential - Agricultural that are potentially developable.
2. Obsolete sites and buildings will be redeveloped as existing businesses move and as land values increase to the level that makes redevelopment economically feasible. The development potential of the Grand River corridor, therefore, includes vacant plus redevelopment acreage.

The preceding analysis of the industrial market revealed that a viable industrial development plan must be flexible enough to allow high-tech research and quasi-industrial uses into the range of permitted uses, provided that acceptable land use relationships can be achieved.

Actions that can be taken to make the Township's industrial districts more appealing to quality industry include:

- Completion of drainage improvements to alleviate periodic flooding identified in the Storm Water Management Master Plan.
- Continued upgrading the local road network, particularly through New Hudson.
- Continued development of support services in the New Hudson area (i.e., restaurants, convenience stores, office supply, etc.).
- Removal of conflicting land uses.
- Adherence to quality development standards.