

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.

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Map 9 Industrial Corridor Existing Land Use

Charter Township of Lyon,
Oakland County, Michigan

-  Grand River Avenue Industrial Corridor
-  Open Water
- Existing Land Use**
-  Vacant
-  Agriculture
-  Single Family Residential
-  Multiple Family Residential
-  Office
-  Commercial
-  Industrial
-  Public and Quasi-Public Land
-  Vacant Building

Base Map Source: Oakland County, GIS, 2006
Data Source: McKenna Associates, Inc., 12/09



McKENNA ASSOCIATES

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