FOR SALE

550 JAMES L HART PARKWAY

YPSILANTI, MI

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES

- 2.76 Acres with I-94 Frontage
- Flexible Zoning (Hotels, Medical, Office)
- Immediate Access to I-94
- Close to Ann Arbor
- Price: $250,000/Acre or $692,500



FOR DETAILS CONTACT

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(248) 567-7988

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Sec. 414. - Innovation and technology district:

1. *Intent:* The intent is to provide areas for technology, office, craft manufacturing, and light industrial uses.
2. *Use regulations:* Section 420 sets forth permitted, accessory, and special land uses within the I-T district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the I-T districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height in feet	Min. Yards & Setbacks in feet			
Sq. Ft.	Width in feet			Front	Side		Rear
					Least	Total	
None	None	None	40	20	20 or 50[1]	40 or 70[1]	20 or 50[1]

[1] If a lot borders a residential zoning district or street, the minimum side yard setback shall be fifty (50) feet.

4. *Supplemental district standards:*
   A. In addition to those bulk regulations listed in Section 414.3, all development shall conform to supplemental bulk regulations listed in Section 419.
   B. All storage shall be in the rear yard and shall be completely screened from all public streets and any adjacent residential, business, or corridor zoning district with an obscuring wall or fence, no less than six (6) feet high or with a chain link type fence and greenbelt planting.

(Ord. No. 2022-498, 12-23-21)

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
Industrial Uses				
Blast furnace, steel furnace, blooming, or rolling mill		P		Located not less than eight hundred (800) feet distance from any residential district and not less than three hundred (300) feet distant from any other district
Central dry-cleaning plant, service to more than one facility	P	P		
Crematorium			SL-PC	Subject to conditions in Section 1115
Garbage, refuse, and rubbish transfer stations		P		Subject to conditions in Section 1152.
Heating and electric power generating plants, and all necessary uses			SL-PC	

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Junkyards and places for dismantling, wrecking, and disposing or salvaging of the junk and or refuse material of agricultural and automotive vehicles, paper, glass, and other materials of a similar nature, including processing of materials for recycling			SL-PC	Subject to conditions in Section 1137 and Article V, Junkyards, and automobile dismantling, of Chapter 22 of the Charter Township of Ypsilanti Code of Ordinances i
Product Assembly				
Manufacturing and Production	SL-PC	SL-PC	SL-PC	
Self-Storage Facilities and storage buildings for lease to the public		SL-PC	P	Subject to conditions in Section 1134.
Petroleum or other inflammable liquids, production, refining or storage			SL-PC	Located not less than eight hundred 800) feet distant from any residential district and not less than three hundred (300) feet distant from any other district
Last mile logistics and distribution warehouses and uses.		P	P	

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Large Scale Customer Fulfillment Centers		P	P	
Laboratories, experimental technology testing facilities.	P	P	P	
Avionic repair and manufacturing including airplanes, helicopters, and drones.		P	P	
Data centers for the storage and warehousing of computer servers.		P	P	
Outdoor Storage and Contractors/Landscapers Yard		SL-PC	SL-PC	Subject to conditions in Section 1157.
Warehouses and indoor storage		P	P	
Medical laboratories	P	P		
Green Industry and Energy				
Green technology research and manufacturing	P	P	P	
Solar Farms		SL-PC	SL-PC	
Green Battery Manufacturing		P	P	
Hydrogen Technology and alternative green fuels		SL-PC	P	

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Research and development, including laboratories, prototype development and testing facilities, design and pilot or experimental product development	P	P	P	
Agricultural				
Greenhouse and plant material nursery (materials grown and sold on-site)		P	P	
Office and Financial				
Office buildings	P	P	P	
Data processing and computer centers, including service and maintenance of electronic data processing equipment	P	P	P	
Retail and Services				
Sexually Oriented Businesses			SL-PC	Subject to conditions in Section 1139.
Commercial kennels/ pet day care	SL-PC	P	P	Subject to conditions in Section 1161

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Incidental Sales and Services	A	A	A	Subject to conditions in Section 1132
Tattoo parlor			SL-PC	
Medical Marihuana				
Class A Grower (may grow up to five hundred (500) marijuana plants), Class B Grower (may grow up to one thousand (1,000) marijuana plants), and Class C Grower (may grow up to one thousand-five hundred (1,500) marijuana plants)			P	
Processor			P	
Safety Compliance Facility			P	
Dispensary			P	
Secure Transporter			P	
Provisioning Center			P	
Microbusiness			P	
Recreational Marihuana				

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Class A Marijuana Grower (may grow up to one hundred (100) plants), Class B Marijuana Grower (may grow up to five hundred (500) plants), and Class C Marijuana Grower (may grow up to two thousand (2,000) plants)			P	
Processor			P	
Safety Compliance Facility			P	
Provisioning Center			P	
Secure Transporter			P	
Retailer			P	
Microbusiness			P	
Lodging and Restaurants				
Hotels	P			Subject to condition in Section 1123.
Motels	P			Subject to conditions in Section 1122.
Restaurants	SL-PC			
Civic/Institutional				

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Hospitals	P			
Trade or industrial schools	P	P	P	No outdoor storage
Parole or probation offices			SL-PC	Subject to conditions in Section 1143.
Public/government buildings	P	P	P	
Public utility buildings, excluding wastewater treatment plants	P	P	P	
Transfer and electricity and gas service buildings and yards	P	P	SL-PC	
Wastewater treatment plants			P	Subject to conditions in Section 1154.
Recreation				
Assembly halls, display halls, convention center, theater, or similar places of assembly	SL-PC			Conducted in completely enclosed building
Health clubs, fitness centers, gyms and aerobic clubs, health, and fitness centers	SL-PC	SL-PC		Permitted as accessory use only in I-T

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Indoor recreational facility, including bowling alley, archery range, tennis/racquet ball court, skating rink, athletic field, swimming pool, and other similar uses	SL-PC	SL-PC		Permitted as accessory use only in I-T. Must be located at least one hundred (100) feet from any front, rear, or side yard of any residential lot in an adjacent residential district. Subject to conditions in Section 1135.
Lighted outdoor commercial sports centers, including baseball and other intense activities		P		Subject to conditions in Section 1153.
Outdoor theaters		SL-PC	SL-PC	Subject to conditions in Section 1138.
Racetracks (including midget auto and karting tracks) and dirt tracks			SL-PC	Subject to conditions in Section 1150.
Automotive/Transportation				
Airports		SL-PC	SL-PC	Subject to conditions in Section 1133.
Auto engine and body repair, and undercoating shops			SL-PC	When conducted in enclosed building

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Automobile mechanical component dismantling and recycling			SL-PC	Subject to conditions in Section 1142.
Freight terminals		P	P	
Railroad transfer and storage tracks, railroad rights-of-way	P	P	P	
Railroad lines, rail spurs, and similar rail transport access facilities	P	P	P	Subject to conditions in Section 1145.
Accessory Uses				
Accessory buildings and uses customarily incident to any permitted use in this table	A	A	A	
Other				
Wireless communication towers and antennas	See Section 1144.			