

## Vacant Land

Saginaw North of Baldwin

Grand Blanc Township

All Utilities at Site

Zoned Office Service "OS"

Full Zoning Ordinance can be found at

[http://www.twp.grand-blanc.mi.us/document\\_center/Zoning/ZoningOrdinance.pdf](http://www.twp.grand-blanc.mi.us/document_center/Zoning/ZoningOrdinance.pdf)

+/- 7.93 Acres

\$235,000/Acre

Will consider dividing

Contact Mark Piper



**REALTY COMPANY**

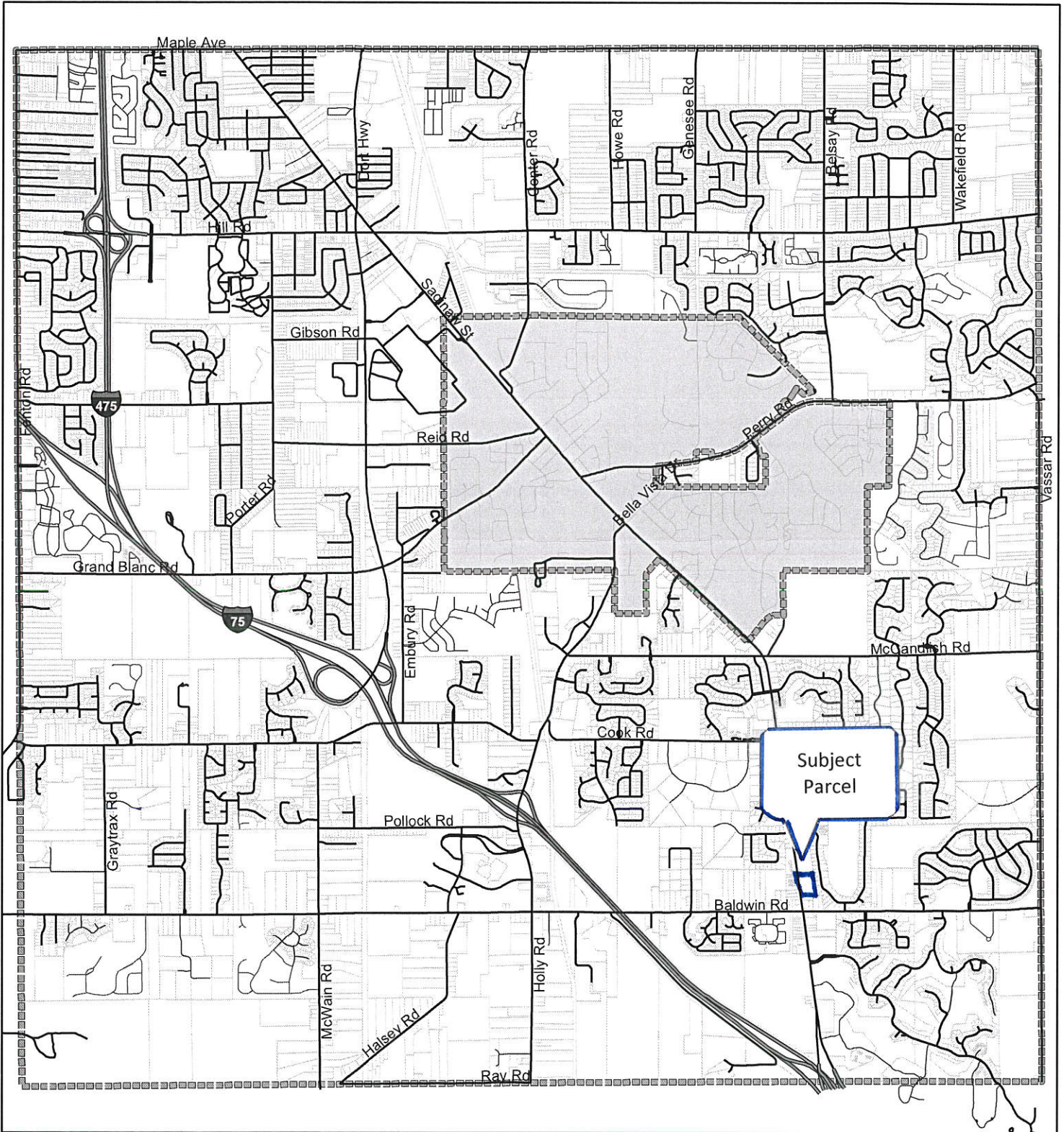
5454 Gateway Centre, Suite B, Flint, MI 48507 PH(810)767-4890

(810) 767-6683 FAX

[www.piperrealtycompany.com](http://www.piperrealtycompany.com)

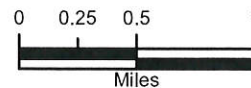
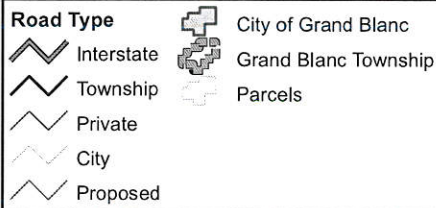
[mark@pipermanagement.com](mailto:mark@pipermanagement.com)

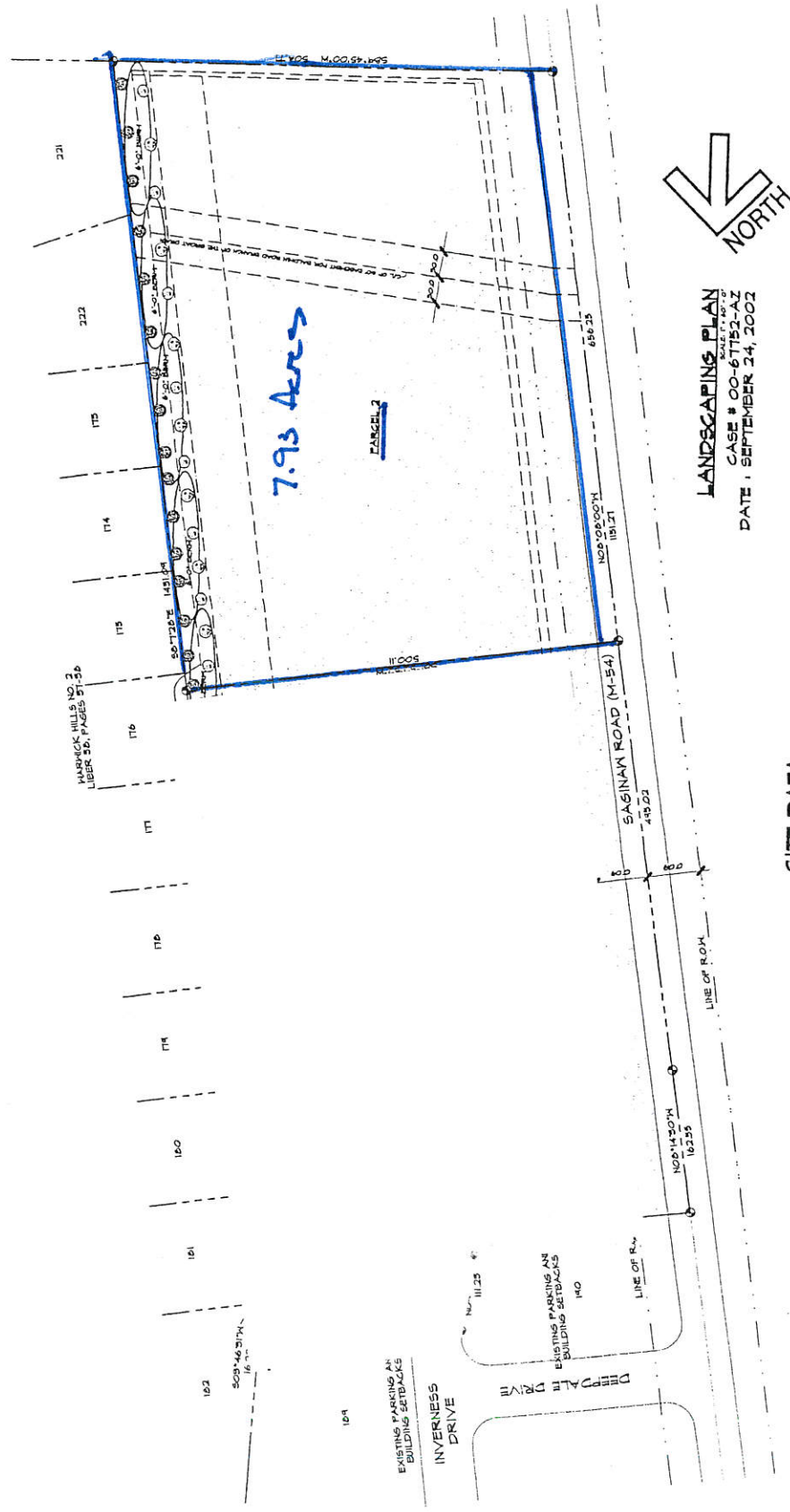
# Grand Blanc Township 2008 Tax Parcels



SOURCES: Grand Blanc Township, GIS Department,  
Map Print Date: March 2008  
Data Revision Date: March 2008

Disclaimer: Map is for visual purposes only. Grand Blanc Township is not responsible for any decisions based upon the information in this map.





**LANDSCAPING PLAN**  
CASE # 00-67152-02  
DATE: SEPTEMBER 24, 2002

**SITE DATA**  
**PARCEL 1**

ZONING: EXISTING R-1 (SINGLE FAMILY RESIDENTIAL)  
PROPOSED RESUME FOR PROFESSIONAL OFFICES  
MINIMUM SETBACK REQUIREMENTS:  
BUILDING FRONT: 30'-0" (SIDE: 15'-0" PROPOSED ON NORTH)  
1 EAST PROPERTY LINE, REAR: 20'-0" (SOUTH PROPOSED)  
1 EAST PROPERTY LINE, REAR: 20'-0" (PROPOSED)  
SITE AREA:  
GROSS = 345,458 SQ. FT., 7.93 ACRES  
NET = 300,000 SQ. FT., 6.88 ACRES

**PARCEL 2**

ZONING: EXISTING R-1 (SINGLE FAMILY RESIDENTIAL)  
PROPOSED RESUME FOR PROFESSIONAL OFFICES  
MINIMUM SETBACK REQUIREMENTS:  
BUILDING FRONT: 30'-0" (SIDE: 15'-0" PROPOSED)  
PARKING FRONT: 20'-0" (SOUTH), REAR: 20'-0" (PROPOSED)  
SITE AREA:  
GROSS = 345,458 SQ. FT., 7.93 ACRES  
NET = 300,000 SQ. FT., 6.88 ACRES

**LANDSCAPING NOTES**  
PROVIDE (1) EXISTING AND (2) PROPOSED TREES PER ADJACENT RESIDENTIAL LOT.  
PROPOSED TREES SHALL BE A MINIMUM 4" CALIBER.  
PROPOSED TREES SHALL HAVE A MINIMUM 2' CALIBER.

**SCHEMATIC LANDSCAPING PLAN**

BS&A AccessMyGov will be undergoing maintenance on Saturday, September 16th from 8 AM EDT to 2 PM EDT. During this time the site may become unresponsive. We apologize for any inconvenience!

### Image/Sketch for Parcel: 12-26-400-021



Sketch by Apex Medina™

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3.1.10

OS Office Service

A. INTENT

Summary: This district is designed to develop high quality commercial areas devoted primarily to office uses with a limited number of related uses. For full intent, see Section 3.2. For uses listed in bold blue below, refer to Article 4 for use standards.

B. PRINCIPAL PERMITTED USES

- i. Professional offices of lawyers, engineers, architects, insurance and real estate agents, financial consultants and brokers, advertising firms, accounting and bookkeeping services, clerical and stenographic services, sales offices, other types of executive or administrative offices, and similar or allied professions
- ii. Professional offices of physicians, dentists, optometrists, chiropractors, psychiatrists, psychologists and similar or allied professions, including ancillary outpatient services
- iii. Offices of non-profit professional, civic, social, fraternal, political and religious organizations
- iv. Computer services and data processing centers
- v. **Banks, credit unions, savings and loans and similar financial institutions with up to three drive-through teller windows, including any automatic teller drive-through lanes** § 4.19
- vi. **Day care centers** § 4.29
- vii. **Funeral homes and mortuary establishments** § 4.35
- viii. **Essential services** § 4.30
- ix. Community facilities I
- x. Community facilities II
- xi. Places of worship
- xii. Public or private parks and open space
- xiii. **Limited commercial and personal service uses** § 4.44
- xiv. **Accessory caretaker's quarters** § 4.3.5
- xv. **Wind energy conversion system, private** (100 feet tall or less) § 4.76

C. SPECIAL LAND USES

- i. **Banks, credit unions, savings and loan associations, and similar financial establishments with more than three (3) drive through or automatic teller lanes or any teller windows or 24 hour teller machines not attached to the principal building** § 4.19
- ii. **Business services** § 4.21
- iii. **Child caring institutions** § 4.24
- iv. Studios for art, photography, music, dance, ballet and similar uses
- v. **Low intensity retail operations** § 4.45
- vi. Medical clinic
- vii. **Veterinary clinics** § 4.72
- viii. **Veterinary hospitals** § 4.73
- ix. **Specialized housing** § 4.38.3
- x. Uses of the same nature or class as uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this zoning ordinance § 4.65
- xi. **Accessory uses** § 4.2, buildings and structures § 5.2 customarily incidental to any above permitted uses, is permitted with the Special Land Use approval
- xii. **Wind energy conversion system, private** (more than 100 feet tall) § 4.76



## D. DEVELOPMENT STANDARDS

### Site Size

Minimum lot area <sup>Ⓜ</sup> :	Governed by setbacks
Minimum lot width <sup>Ⓜ</sup> :	85 ft

### Lot Coverage<sup>Ⓜ</sup>

Maximum building coverage:	35%
Maximum impervious surface coverage:	60%

### Setbacks<sup>Ⓜ</sup>

Minimum front yard setback:	30 ft
Minimum rear yard setback:	20 ft
Minimum side yard setback:	15 ft

### Building Height<sup>Ⓜ</sup>

Maximum building height:	35 feet or 2½ stories, whichever is less
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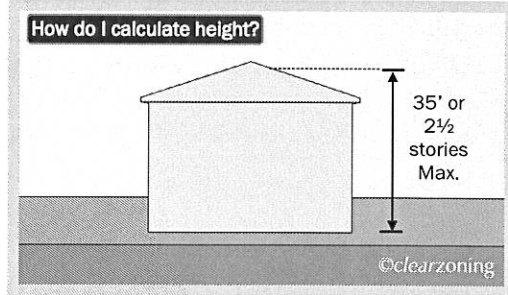
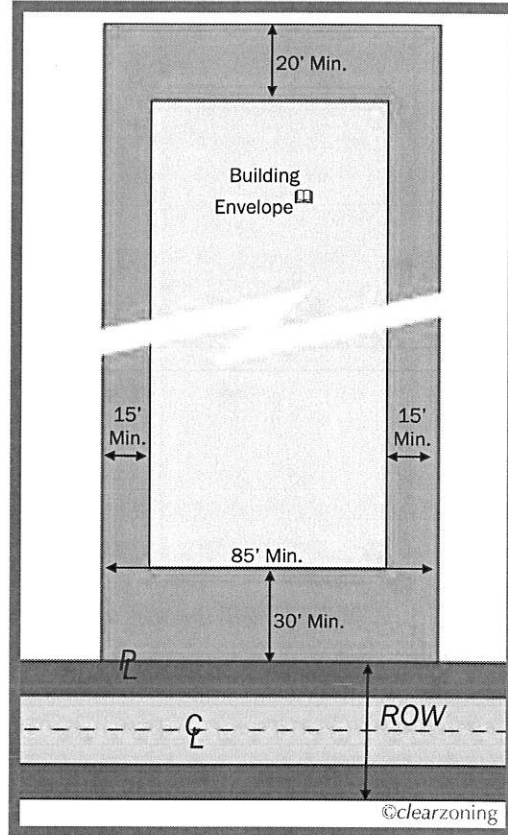
### Parking Setbacks

Minimum front yard setback:	20 ft
Minimum rear yard setback:	20 ft
Adjacent to residential district:	20 ft
Elsewhere:	10 ft

### Design Standards (Section 3.7.2)

### NOTES

- For additions to the above requirements, refer to 3.6.2 Notes to District Standards: A, C, D, E, F, G, H, J, K, L, O, Q, R, S, T, U and Y
- See *Suggested References* below for applicability



The above drawings are not to scale.

## SUGGESTED REFERENCES

### 3. Zoning Districts

- Planned Unit Development Overlay Option § 3.1.19

### 5. Site Standards

- Landscaping § 5.10
- Parking § 5.15
- Loading / Unloading § 5.15
- Access Management § 5.1
- Lighting § 5.20
- Signs § 5.19
- Floodplain Development § 5.9
- Private Road Standards § 5.17

### 6. Development Procedures

- Site Plan Review § 6.2
- Special Land Use Review § 6.3

### 7. Administration and Enforcement

- Non-conforming Uses § 7.2
- Zoning Board of Appeals § 7.4

### Other Ordinances

- Tree Protection Ordinance

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

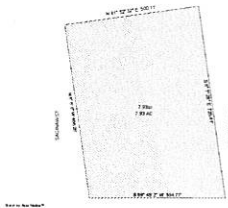
7 Admin and Enforcement



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**S SAGINAW ST** GRAND BLANC, MI 48439 (Property Address)

Parcel Number: 12-26-400-021



Item 1 of 1 0 Images / 1 Sketch

**Property Owner:** WARWICK COMPANY

**Summary Information**

- > Assessed Value: \$418,200 | Taxable Value: \$91,779
- > Building Department information found
- > Property Tax information found

**Owner and Taxpayer Information**

**Owner** WARWICK COMPANY  
S SAGINAW ST  
GRAND BLANC, MI 48439

**Legal Description**

A PARCEL OF LAND BEG N 89 DEG 45 MIN E 522.04 FT & N 8 DEG 08 MIN W 495.03 FT FROM S 1/4 COR OF SEC TH CONT N 8 DEG 08 MIN W 656.25 FT TH N 81 DEG 52 MIN 32 SEC E 500.11 FT TH S 8 DEG 07 MIN 28 SEC E 725.41 FT TH S 89 DEG 45 MIN W 504.77 FT TO PL OF BEG SEC 26 T6N R7E (01) 7.93 A FR 12-26-400-003

**Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

**Tax History**

**Note:** On March 1 at 12:00 AM, local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2017	Summer	\$4,022.79	\$4,022.79	07/26/2017	\$0.00
2016	Winter	\$1,160.24	\$1,160.24	12/29/2016	\$0.00
2016	Summer	\$3,964.11	\$3,964.11	07/26/2016	\$0.00
2015	Winter	\$1,109.56	\$1,109.56	12/30/2015	\$0.00
2015	Summer	\$3,847.05	\$3,847.05	07/24/2015	\$0.00
2014	Winter	\$1,053.81	\$1,053.81	12/16/2014	\$0.00
2014	Summer	\$3,786.49	\$3,786.49	07/11/2014	\$0.00
2013	Winter	\$993.98	\$993.98	12/10/2013	\$0.00
2013	Summer	\$3,726.86	\$3,726.86	07/16/2013	\$0.00
2012	Winter	\$970.02	\$970.02	12/07/2012	\$0.00
2012	Summer	\$3,675.93	\$3,675.93	07/10/2012	\$0.00
2011	Winter	\$935.66	\$935.66	12/08/2011	\$0.00
2011	Summer	\$3,555.28	\$3,555.28	07/25/2011	\$0.00
2010	Winter	\$898.33	\$898.33	12/21/2010	\$0.00
2010	Summer	\$3,444.84	\$3,444.84	07/14/2010	\$0.00
2009	Winter	\$857.63	\$857.63	12/09/2009	\$0.00
2009	Summer	\$3,418.62	\$3,418.62	07/09/2009	\$0.00