

Van Esley Real Estate

Vacant Land for Sale

**1.91 Acres at 870 N. Lotz Road
South of Ford Road, East of I-275
Wayne County, Canton Twp., Michigan 48187**

SUMMARY

PRICE: \$199,000.00
Cash / Conventional/Land Contract

ZONING: R-2, Master Planned Medium-Low Density (3 d.u./acre)

LOT DIM.: 354 x 424 x 261 x 233 / 354' frontage on Lotz

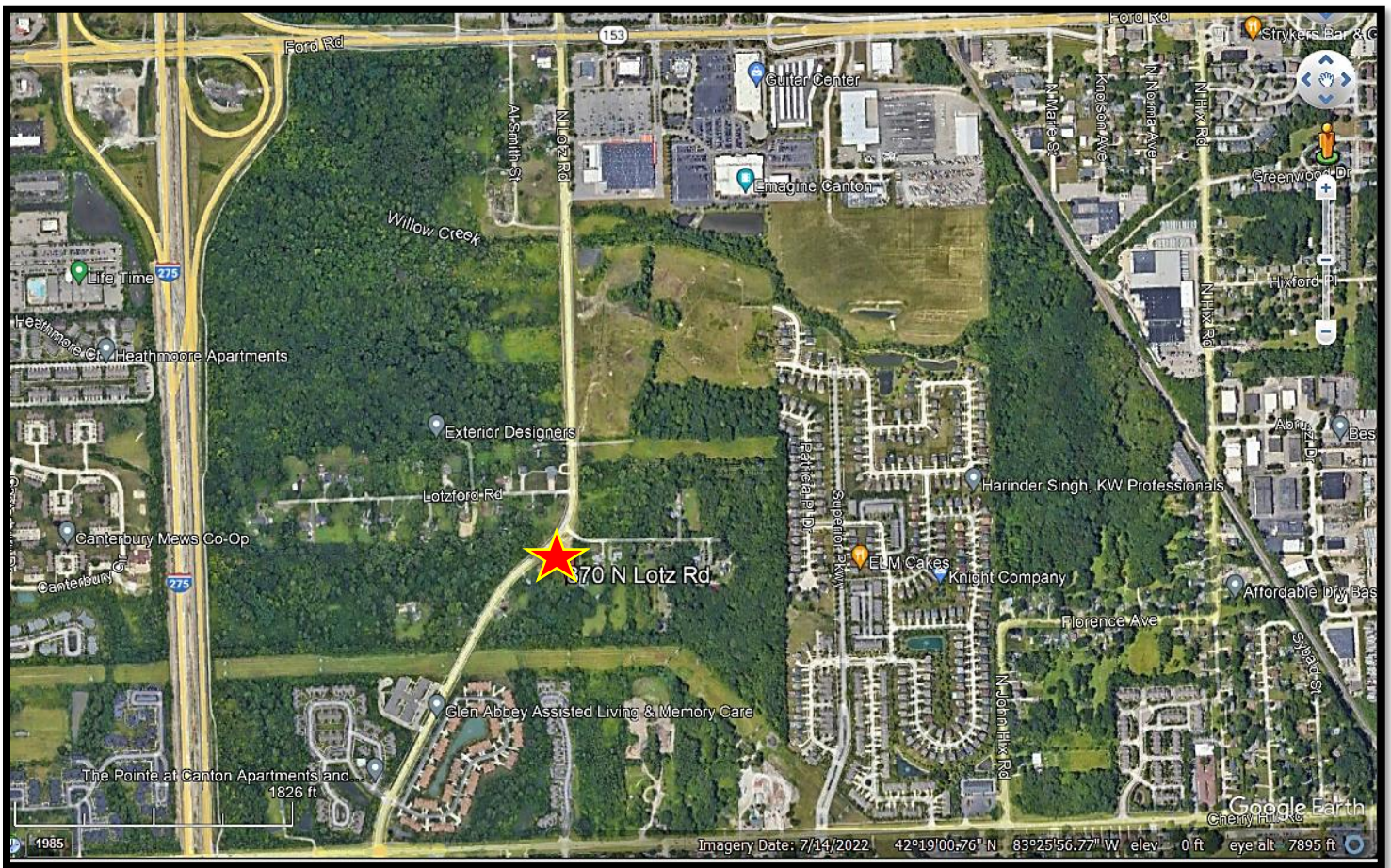
TAXES: Summer: \$5,377.00 Winter: \$3,116.00

UTILITIES: Water at the Street, Sewer located down the road

SCHOOLS: Plymouth-Canton

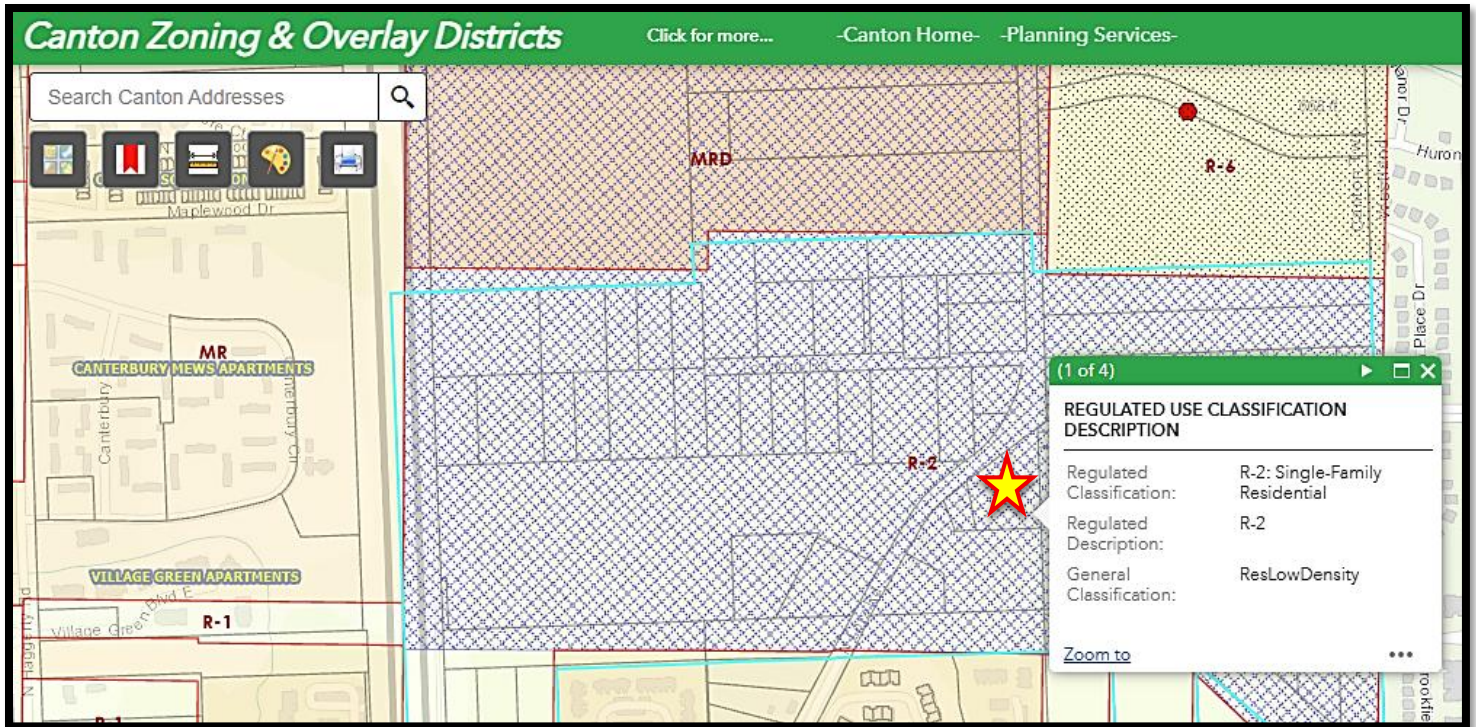
REMARKS: 1.91 acres zoned R-2. Master Planned Medium-Low Density (3 d.u./acre). Plymouth Canton Schools. Good investment for someone who is willing to wait for the utilities. Public water and sewer located down the road. Subject to Township approval. Land contract terms negotiable. All data approximate and should be verified.

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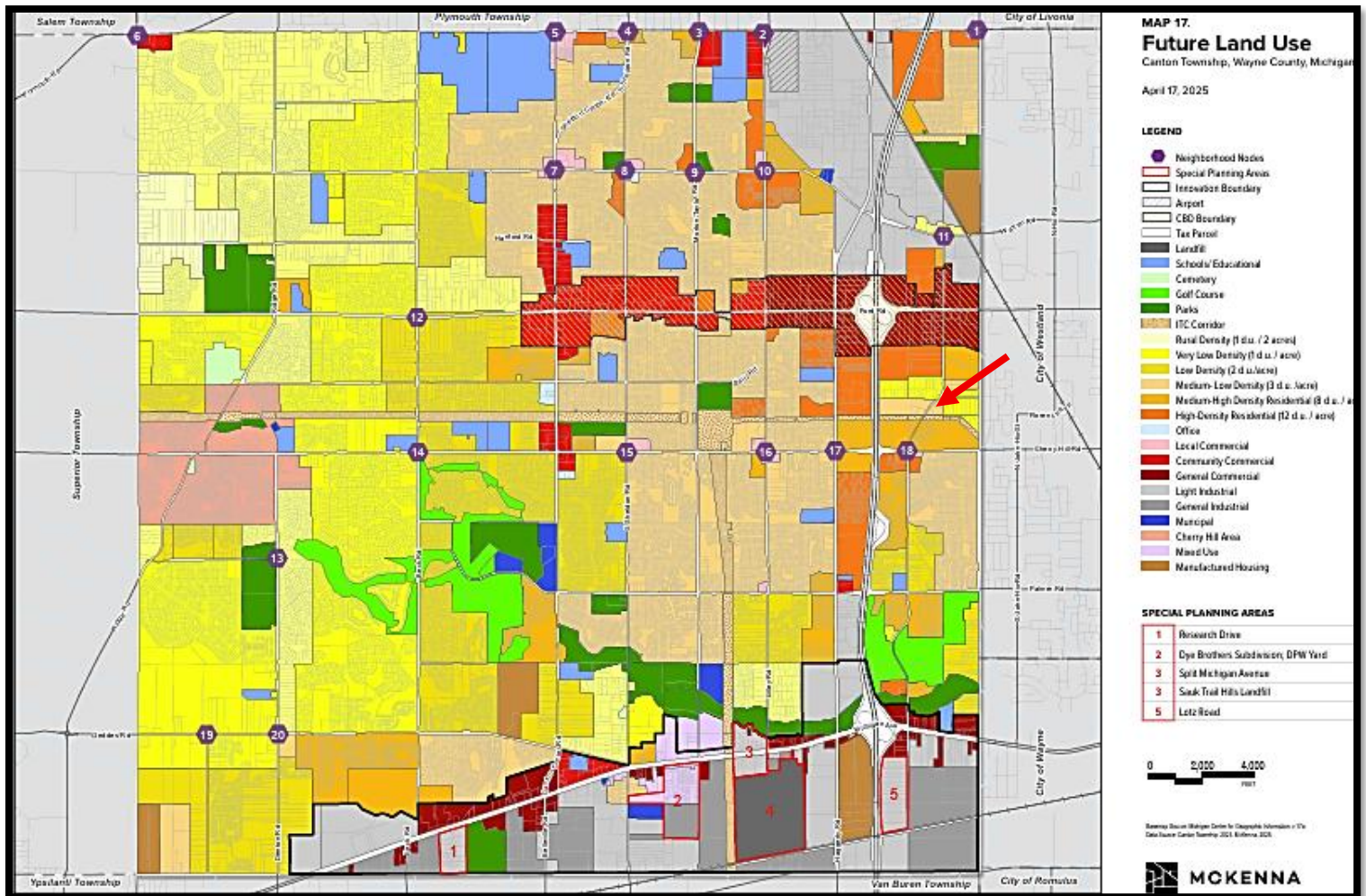
Information contained herein subject to errors, omissions and should be verified prior to purchase or lease. Property may be subject to prior sale, change and withdrawal without notice. All offers may be rejected.

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MEDIUM LOW-DENSITY RESIDENTIAL

The Medium Low-Density Residential Future Land Use Category is intended to offer a balance between residential density and spacious living environments. This category accommodates moderate-density residential development with carefully planned layouts and landscaping features. Dwellings within this category are typically situated in modern residential developments, offering a blend of privacy, community, and access to green space.

Dwelling Units per Acre: Land within the Medium Low-Density Residential category shall not exceed 3 dwelling units per acre. This allows for a greater number of dwellings compared to lower-density categories, while still maintaining a spacious and comfortable living environment. Lot widths within this category provide residents with ample yard space while promoting a cohesive neighborhood environment. Setbacks in the front, back, and sides of the properties are less than those in lower-density categories, allowing for a more compact development pattern while still preserving a level of privacy and green space. Planned Development Districts can be utilized to encourage clustering of development and help preserve open space and maintain natural features. In areas where there is a neighborhood node, as discussed in the Corridor and Infill Chapter and the Mixed-Use section, an approved development will supersede the recommended density for the area.

Connectivity: Connectivity within the Medium Low-Density Residential category is focused on providing residents with convenient access to essential services and amenities, while also promoting a sense of community and interaction. Road networks are designed to accommodate moderate traffic volumes and minimize through-traffic within the neighborhood. Sidewalks and pedestrian pathways should be incorporated to encourage walking and cycling.

Building Location and Design: Development within the Medium Low-Density Residential category should emphasize thoughtful building location and design to enhance the residential environment. Setbacks in the front, back, and sides of the properties are designed to maintain a sense of privacy while still promoting a cohesive streetscape. Architectural design and building materials should complement the surrounding area.

Land Uses: Land uses in Medium Low-Density Residential areas must be carefully considered to minimize negative impacts on the existing residential neighbors and open space. Single-family dwellings, public or private parks, and other similar uses would be ideally suited for this area. Educational uses, child care centers, golf courses, and other similar uses may be considered in these areas, if it is determined that the use will not negatively impact the adjacent land uses and will retain open space.