

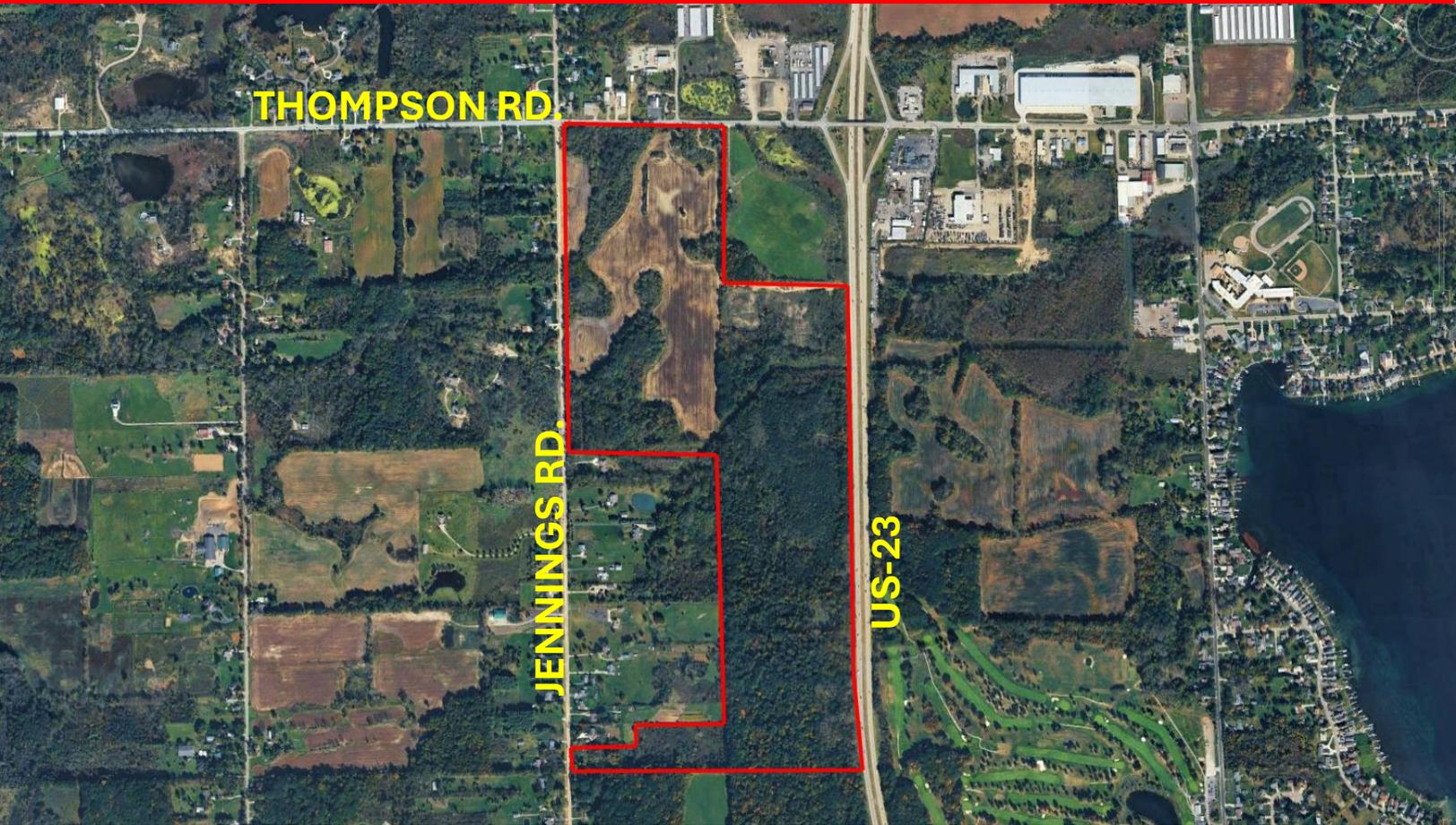
FOR SALE

Land – Fenton Twp., MI

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



Thompson Rd. & US-23
Fenton Twp., MI

EXCLUSIVELY LISTED BY:

RANDY THOMAS

CEO/President

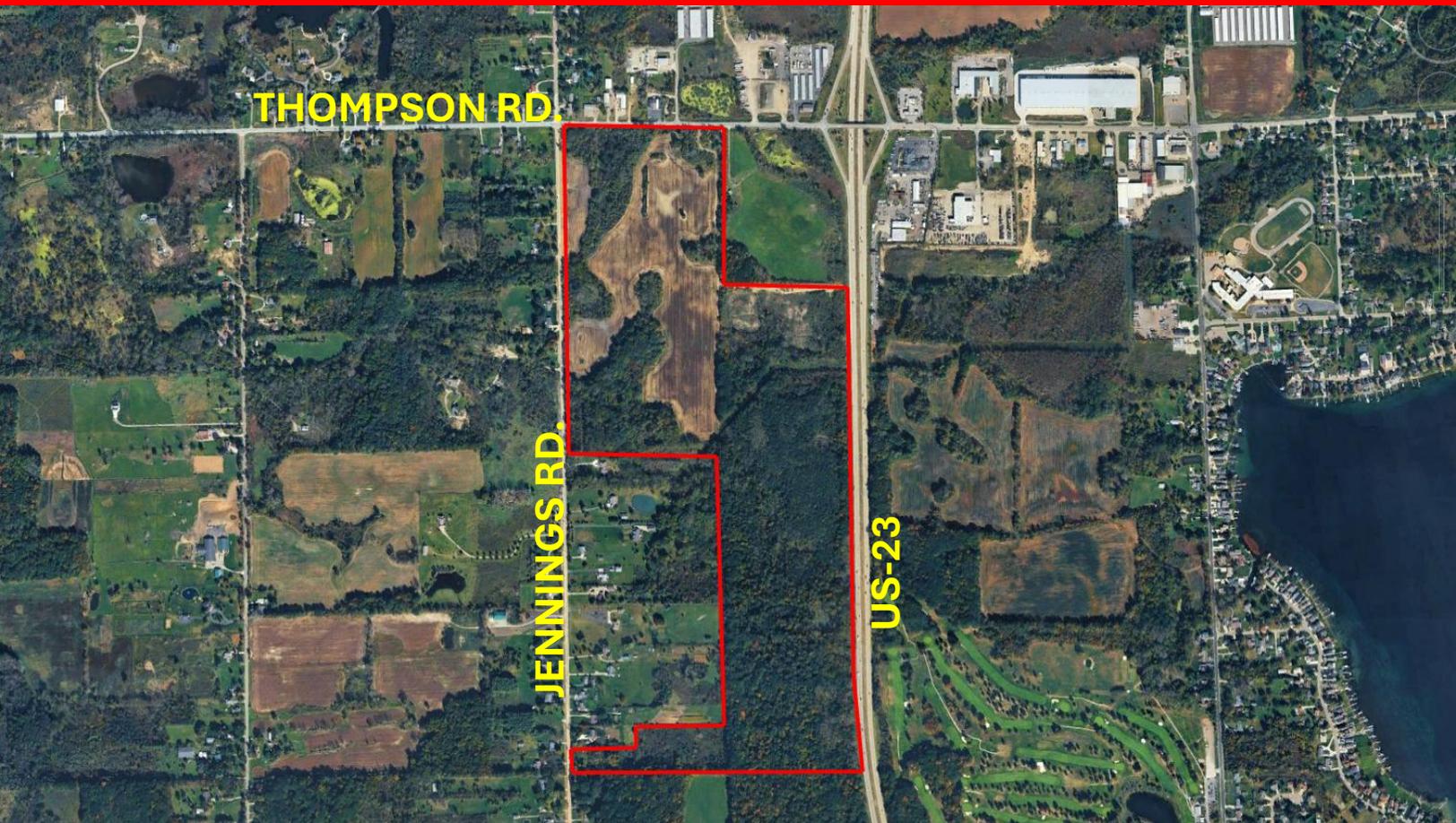
C: (248) 891-5050

O: (248) 359-9000 x9

rthomas@insitecommercial.com

(248) 359-9000

www.insitecommercial.com



PROPERTY INFORMATION

Executive Summary	page 3
Color Coded Survey with Uses	page 4
Survey	pages 5-9
Watermain Plan	page 10
Sewer Concept Plan	page 11
Thompson Road Improvement	pages 12-13
Conceptual Site Plans	pages 14-15
Wetland Map	page 16

LOCATION INFORMATION

Location Maps	page 17
Demographics	pages 18-19
Traffic Counts	page 20

ZONING ORDINANCE

Property PUD	pages 21-23
PUD Zoning Ordinance	pages 24-28

CONTACT INFORMATION

	page 29
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PROPERTY OVERVIEW

185.38 Acre mixed use development available along US-23, south of Thompson Road in Fenton, Michigan. The site provides over 3,000 feet of frontage on US-23. All utilities will be available 2026 (water is currently in place, sewer coming early 2026). Existing PUD in place. Fenton Township is open to amending the PUD for new proposed developments. Potential uses include retail, medical, multi-family, single family, senior living, etc. (see map on page 5 for use locations). Surrounding businesses include McDonalds, BP Gas Station, Self Storage and more. Thompson Road improvement estimated timeline is 2027 (see pages 12-13).

PRICING

+/-134 Acres Single or Multi-Family Residential - \$52,500 Per Acre

+/-10 Acres Senior Living Land - \$100,000 Per Acre

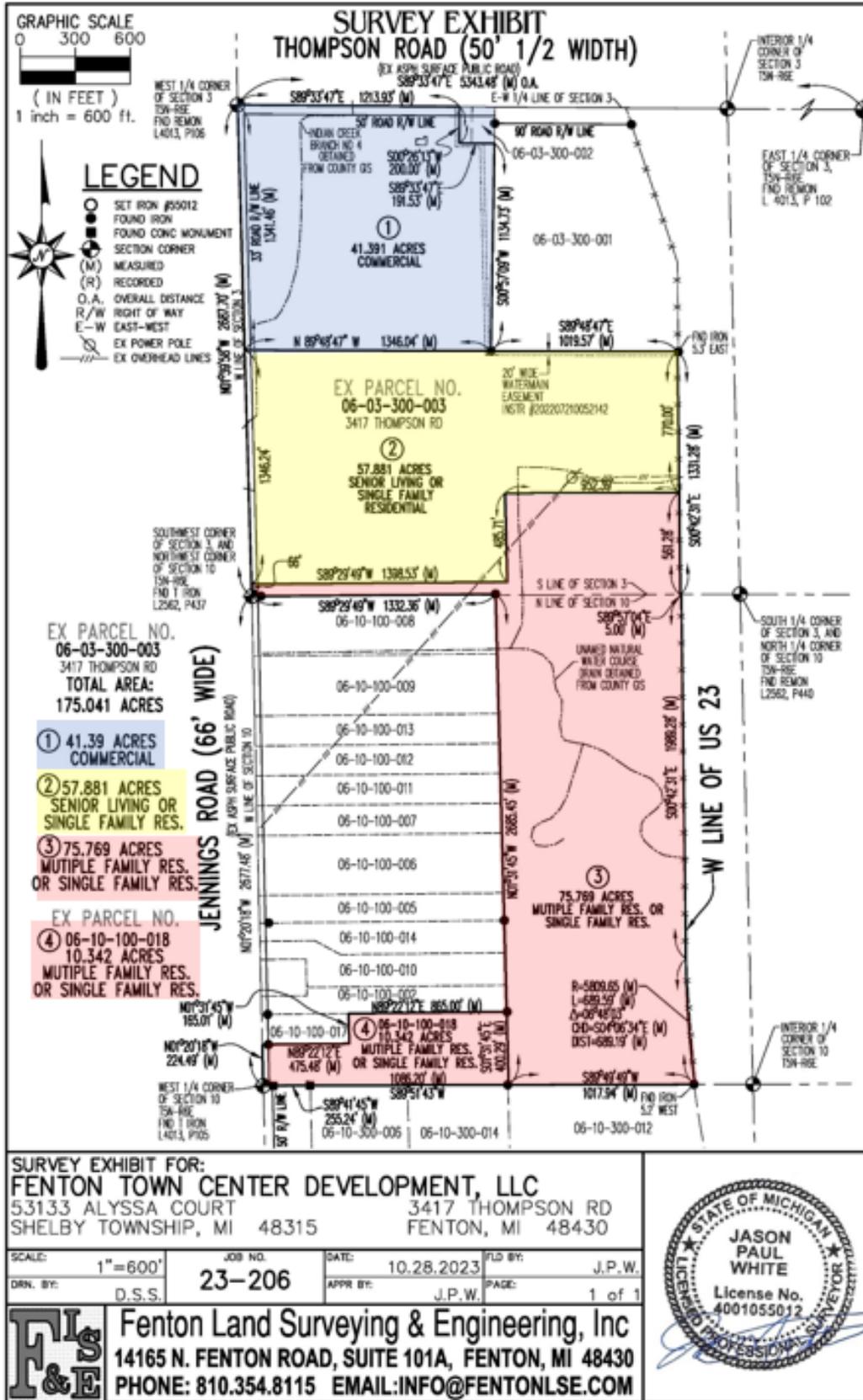
+/-41 Acres Commercial – Contact Randy Thomas 248-891-5050

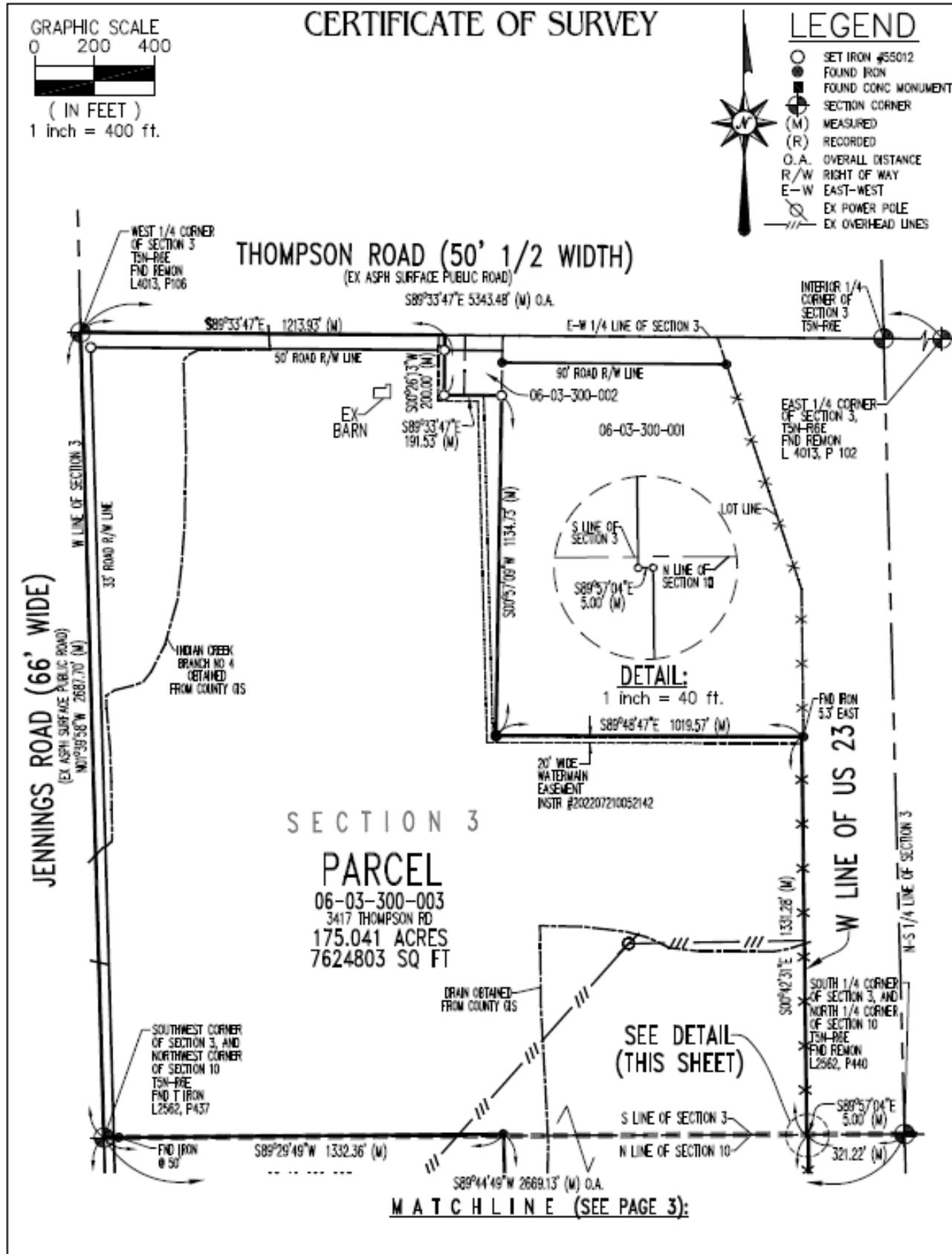
OFFERING SUMMARY

Total Land Size:	185.38 Acres
Zoning:	PUD
Property Taxes:	+/- \$25,000
Utilities:	Water available, sewer 2026
School District:	Lake Fenton Schools

PROPERTY HIGHLIGHTS

- Lake Fenton School District
- Planned unit development (Fenton Twp. open to amending current plan)
- 18” Water main in place and accessible off Thompson Road. Sewer with adequate capacity running along the west side of the property on Jennings Road first quarter 2026.





CERTIFICATE OF SURVEY

EXISTING DESCRIPTIONS:

12253 JENNINGS ROAD—TAX ID 06-03-100-018) 8
3417 THOMPSON ROAD—TAX ID 06-03-300-003;
QUIT CLAIM INSTR #201502250012343

THE FOLLOWING DESCRIBED PREMISES IN THE TOWNSHIP OF FENTON COUNTY OF GENESEE, STATE OF MICHIGAN, TO WIT:

PARCEL 1:

THE EAST 865 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWN 5 NORTH, RANGE 6 EAST, TOWNSHIP OF FENTON, GENESEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF SECTION 10 WHICH BEARS SOUTH 01 DEGREE 25 MINUTES 30 SECONDS EAST, 2,288.00 FEET FROM THE NORTHWEST CORNER OF SECTION 10; THENCE NORTH 89 DEGREES 17 MINUTES 00 SECONDS EAST, 1,339.93 FEET TO THE WEST 1/8 LINE OF SECTION 10; THENCE SOUTH 01 DEGREE 36 MINUTES 57 SECONDS EAST, ALONG SAID WEST 1/8 LINE OF SECTION 10, DISTANCE OF 165.00 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 00 SECONDS WEST, 1,340.48 FEET TO THE WEST LINE OF SECTION 10; THENCE NORTH 01 DEGREE 25 MINUTES 30 SECONDS WEST, 165.00 FEET TO THE POINT OF BEGINNING.
PART OF TAX ITEM NO. 06-10-100-018

PARCEL 2:

A PARCEL OF LAND IN SECTION 10, TOWN 5 NORTH, RANGE 6 EAST, TOWNSHIP OF FENTON, GENESEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING SOUTH 01 DEGREE 25 MINUTES 30 SECONDS EAST, 2,453 FEET FROM THE NORTHWEST CORNER OF SECTION; THENCE NORTH 89 DEGREES 17 MINUTES EAST, 1,340.48 FEET; THENCE SOUTH 01 DEGREE 36 MINUTES 57 SECONDS EAST, 224.97 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES WEST, 1,341.23 FEET; THENCE NORTH 01 DEGREE 25 MINUTES 30 SECONDS WEST, 224.95 FEET TO THE PLACE OF BEGINNING.
PART OF TAX ITEM NO. 06-10-100-018

PARCEL 3:

PART OF THE SOUTHWEST 1/4 OF SECTION 3 AND THE NORTHWEST 1/4 OF SECTION 10, TOWN 5 NORTH, RANGE 6 EAST, TOWNSHIP OF FENTON, GENESEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT THAT IS SOUTH 89 DEGREES 33 MINUTES 47 SECONDS EAST, 1,213.93 FEET ALONG THE EAST-WEST 1/4 LINE OF SECTION 3 AND SOUTH 00 DEGREES 26 MINUTES 13 SECONDS WEST, 200.00 FEET AND SOUTH 89 DEGREES 33 MINUTES 47 SECONDS EAST, 131.86 FEET AND SOUTH 01 DEGREE 31 MINUTES 43 SECONDS EAST, 500.10 FEET; THENCE FROM THE WEST 1/4 CORNER OF SECTION 3; THENCE CONTINUING SOUTH 01 DEGREE 31 MINUTES 43 SECONDS EAST, 638.33 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 55 SECONDS EAST, 1,030.20 FEET TO THE WEST RIGHT OF WAY OF US-23 (SO-CALLED); THENCE THE FOLLOWING FOUR CALLS ALONG THE WEST RIGHT OF WAY LINE OF US-23 (SO-CALLED), SOUTH 00 DEGREES 42 MINUTES 47 SECONDS EAST, 1,327.62 FEET AND SOUTH 87 DEGREES 43 MINUTES 59 SECONDS EAST, 4.64 FEET AND SOUTH 00 DEGREES 44 MINUTES 35 SECONDS EAST, 1,989.28 FEET AND ON A CURVE TO THE LEFT, WHOSE RADIUS IS 5,809.65 FEET, CENTRAL ANGLE OF 6 DEGREES 47 MINUTES 53 SECONDS, CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREES 07 MINUTES 14 SECONDS EAST, 688.91 FEET TO THE EAST-WEST 1/4 LINE OF SECTION 10; THENCE SOUTH 89 DEGREES 49 MINUTES 21 SECONDS WEST, 1,018.30 FEET ALONG THE EAST-WEST 1/4 LINE OF SECTION 10; THENCE NORTH 01 DEGREE 32 MINUTES 31 SECONDS WEST, 2,686.02 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST, 1,332.22 FEET TO THE SOUTHWEST CORNER OF SECTION 3; THENCE NORTH 01 DEGREE 40 MINUTES 36 SECONDS WEST, 1,987.08 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 17 SECONDS EAST, 1,337.11 FEET TO THE POINT OF BEGINNING.

ALSO:

PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWN 5 NORTH, RANGE 6 EAST, TOWNSHIP OF FENTON, GENESEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE WEST 1/4 CORNER OF SECTION 3; THENCE SOUTH 89 DEGREES 33 MINUTES 47 SECONDS EAST, 1,213.93 FEET ALONG THE EAST-WEST 1/4 LINE OF SECTION 3; THENCE SOUTH 00 DEGREES 26 MINUTES 13 SECONDS WEST, 200.00 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 47 SECONDS EAST, 131.86 FEET; THENCE SOUTH 01 DEGREE 31 MINUTES 43 SECONDS EAST, 500.01 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 17 SECONDS WEST, 1,337.11 FEET; THENCE NORTH 01 DEGREE 40 MINUTES 36 SECONDS WEST, 700.47 FEET TO THE POINT OF BEGINNING.
TAX ITEM NO. 06-03-300-003

SURVEYORS CERTIFICATE:

I, JASON P. WHITE, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, AND EACH CORNER SHOWN ON THE SURVEY HAS A RELATIVE POSITIONAL PRECISION OF LESS THAN (0.07 FEET PLUS 50 PARTS PER MILLION), AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CERTIFICATE OF SURVEY FOR:

FENTON TOWN CENTER DEVELOPMENT, LLC
53133 ALYSSA COURT 3417 THOMPSON RD
SHELBY TOWNSHIP, MI 48315 FENTON, MI 48430

SCALE: NONE	JOB NO. 23-206	DATE: 08.07.2023	FLD BY: J.P.W.
DRN. BY: D.S.S.		APPR BY: J.P.W.	PAGE: 4 of 5



Fenton Land Surveying & Engineering, Inc
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM



CERTIFICATE OF SURVEY

LEGAL DESCRIPTIONS (AS SURVEYED):

3417 THOMPSON ROAD—TAX ID 06-03-300-003)

PART OF THE NORTHWEST 1/4 OF SECTION 10 AND THE SOUTHWEST 1/4 OF SECTION 3, TOWN 5 NORTH, RANGE 6 EAST, TOWNSHIP OF FENTON, GENESEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE WEST 1/4 CORNER OF SECTION 3, TOWN 5 NORTH, RANGE 6 EAST; THENCE SOUTH 89 DEGREES 33 MINUTES 47 SECONDS EAST, ALONG THE EAST-WEST 1/4 LINE OF SECTION 3, 1213.93 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 13 SECONDS WEST, 200.00 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 47 SECONDS EAST, PARALLEL WITH SAID EAST-WEST 1/4 LINE, 191.53 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 09 SECONDS WEST, 1134.73 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 47 SECONDS EAST, 1019.57 FEET TO A POINT ON THE WEST LINE OF US 23; THENCE ALONG THE WEST LINE OF SAID US 23 THE FOLLOWING 4 COURSES: SOUTH 00 DEGREES 42 MINUTES 31 SECONDS EAST, 1331.28 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 04 SECONDS EAST, 5.00 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 31 SECONDS EAST, 1989.28 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 5809.65 FEET AND DELTA ANGLE OF 06°48'03"; THENCE ALONG SAID CIRCULAR CURVE HAVING AN ARC LENGTH OF 689.59 FEET WITH CHORD BEARING AND DISTANCE OF S04°06'34"E, 689.19 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SECTION 10; THENCE LEAVING THE WESTERLY LINE OF US 23, SOUTH 89 DEGREES 49 MINUTES 49 SECONDS ALONG SAID EAST-WEST 1/4 LINE, 1017.94 FEET; THENCE NORTH 01 DEGREES 31 MINUTES 45 SECONDS WEST 2685.45 FEET TO A POINT ON THE SOUTH LINE OF SECTION 3 AS MONUMENTED; THENCE SOUTH 89 DEGREES 29 MINUTES 49 SECONDS WEST, ALONG SAID SOUTH LINE OF SAID SECTION AS MONUMENTED 1332.36 FEET TO THE SOUTHWEST CORNER OF SECTION 3 AND NORTH WEST CORNER OF SECTION 10; THENCE NORTH 01 DEGREES 39 MINUTES 58 SECONDS WEST, ALONG THE WEST LINE OF SECTION 3, 2687.70 FEET TO THE WEST 1/4 CORNER OF SECTION 3 AND THE POINT OF BEGINNING, CONTAINING 175.041 ACRES AND SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERLY PORTION THEREOF AS OCCUPIED BY SAID THOMPSON ROAD AND THE EASTERLY PORTION THEREOF AS OCCUPIED BY JENNING ROAD. ALSO SUBJECT TO ANY EASEMENTS, CONDITIONS OR RESTRICTIONS OF RECORD, IF ANY.

12253 JENNINGS ROAD—TAX ID 06-03-100-018)

PART OF THE SOUTHWEST 1/4 OF SECTION 10, TOWN 5 NORTH, RANGE 6 EAST, TOWNSHIP OF FENTON, GENESEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE WEST 1/4 CORNER OF SECTION 10, TOWN 5 NORTH, RANGE 6 EAST; THENCE NORTH 01 DEGREES 20 MINUTES 18 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 10, 224.49 FEET FROM WHICH THE NORTHWEST CORNER OF SECTION 10 LIES NORTH 01 DEGREES 20 MINUTES 18 SECONDS WEST, 2452.99 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 12 SECONDS EAST, 475.48 FEET; THENCE NORTH 01 DEGREES 31 MINUTES 45 SECONDS WEST, 165.01 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 12 SECONDS EAST, 865.00 FEET; THENCE SOUTH 01 DEGREES 31 MINUTES 45 SECONDS EAST, 400.29 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SECTION 10 AS MONUMENTED; THENCE SOUTH 89 DEGREES 51 MINUTES 43 SECONDS WEST, ALONG SAID EAST-WEST 1/4 LINE AS MONUMENTED, 1086.20 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 45 SECONDS WEST, 255.24 FEET ALONG STONY ACRES SUBDIVISION, RECORDED IN LIBER 41, PAGE 23 OF GENESEE COUNTY RECORDS TO THE POINT OF BEGINNING, CONTAINING 10.342 ACRES AND SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EASTERLY PORTION THEREOF AS OCCUPIED BY SAID JENNINGS ROAD. ALSO SUBJECT TO ANY EASEMENTS, CONDITIONS OR RESTRICTIONS OF RECORD, IF ANY.

SURVEYOR NOTES:

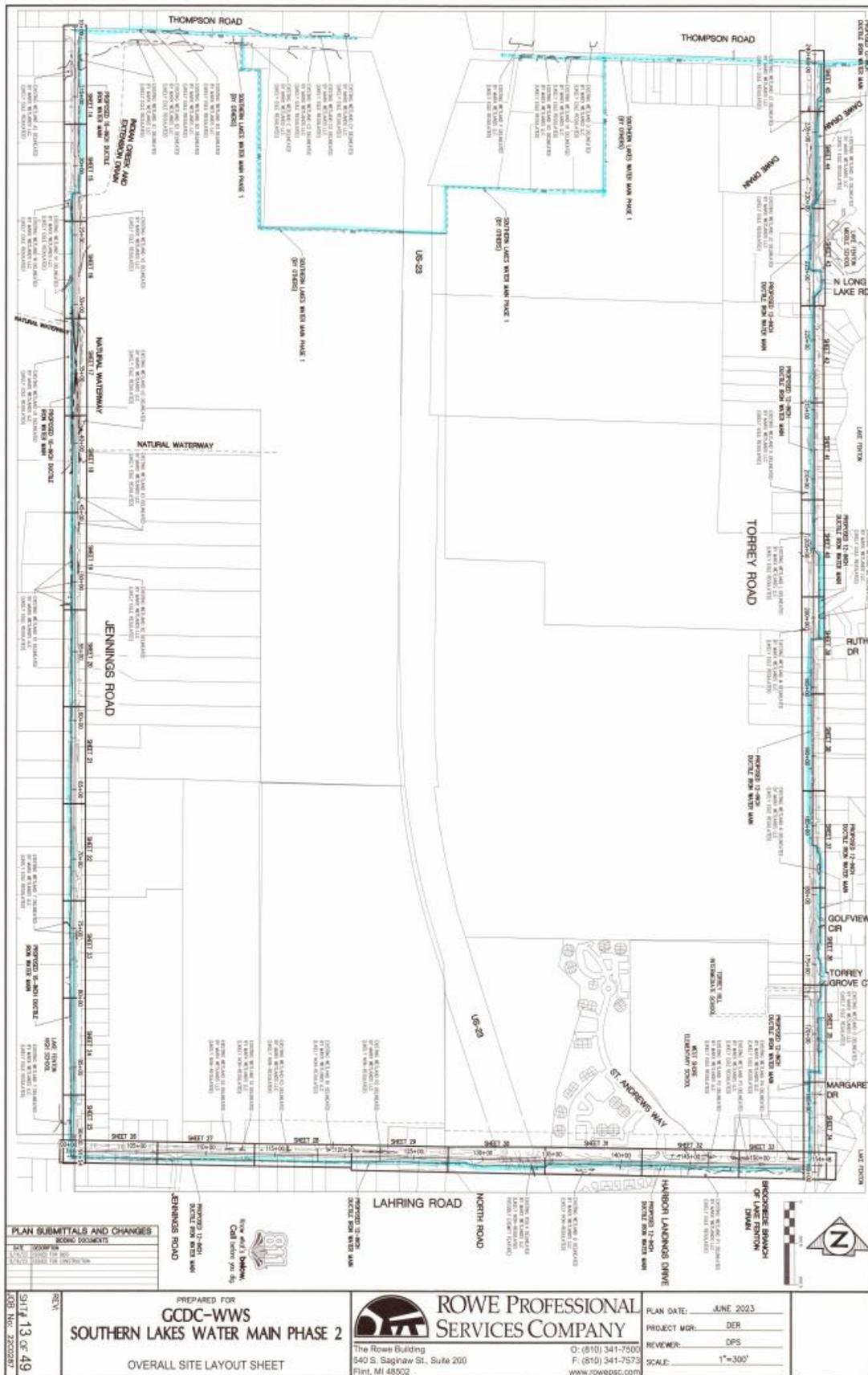
1. DATE OF LAST FIELD WORK 07.27.2023
2. ALL SECTION CORNERS WERE PART OF THE GENESEE COUNTY REMONUMENTATION PROGRAM AND HAVE BEEN FILED AT THE GENESEE COUNTY REGISTER OF DEEDS AS SHOWN ON DRAWINGS.
3. THE BASIS OF BEARING IS THE EAST-WEST 1/4 LINE OF SECTION 3, BEING S89°33'47"E.
4. REFERENCED MDOT RIGHT OF WAY MAP, PROJECT NO 25-52, SHEET 5 AND A SURVEY BY CORNERSTONE SURVEYING & ENGINEERING INC., DATED 5-20-1989, ALSO A SURVEY BY DELTA LAND SURVEYING & ENGINEERING, INC., DATED 11-7-2001.
5. THERE ARE WETLANDS ON SUBJECT PROPERTY.
6. DRAINS AND CREEK TAKEN FROM COUNTY GS RECORDS.

SURVEYORS CERTIFICATE:

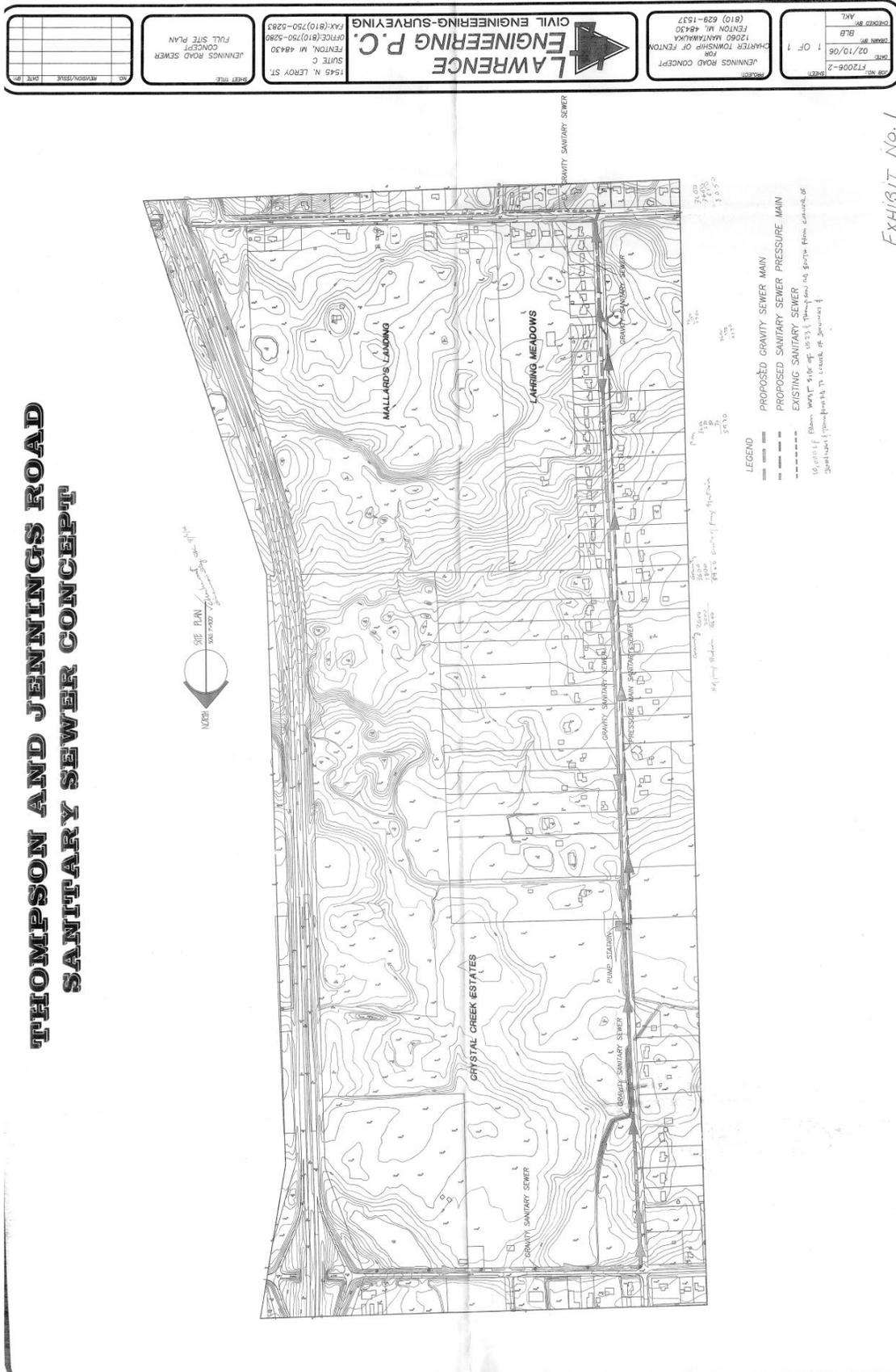
I, JASON P. WHITE, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, AND EACH CORNER SHOWN ON THE SURVEY HAS A RELATIVE POSITIONAL PRECISION OF LESS THAN (0.07 FEET PLUS 50 PARTS PER MILLION), AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

PROPERTY INFORMATION

Watermain Plan



THOMPSON AND JENNINGS ROAD SANITARY SEWER CONCEPT



Thompson Road Corridor Study Fenton Township



Project Details:

This Corridor Study on Thompson Road extends 3.8 miles from Linden Road to Fenton Road. This study explores potential design alternatives and improvements that will help alleviate current and anticipated future congestion along the corridor. Currently, the interchange of US-23 and Thompson Rd. experiences rush hour traffic delays for the northbound and southbound US-23 exit ramps that can back up to US-23. A main cause of this is the lack of roadway capacity between the two Thompson Road traffic signals, often leading to backups from one signal through the other. Addressing the traffic congestion and safety issues at the US-23 Interchange is an urgent priority.

Project Traffic and Safety Improvement Goals:

The traffic operations and safety improvement goals include—

- Reduce traffic delays at the US-23 Interchange, including the northbound and southbound exit ramp backups along with the Thompson Road backups between and approaching the two US-23 ramp intersections.
- Improve safety at the Thompson Road intersections with high-crash rates. These three intersections are at southbound US-23 ramps, northbound US-23 ramps, and Torrey Road.
- Improve Thompson Road outside of the US-23 Interchange to encourage development. These options include widening, for a center left turn lane, upgrading traffic signals, and roundabouts.



FOR MORE INFORMATION:
Mike Deem, Zoning Administrator
810-629-1537
Fentontownship.org



Scan for Project
Website

Safety Improvements

Roundabouts at US-23

- Operates efficiently with reduced delay and increased capacity over a traditional four-way stop or signalized intersection.
- Roundabouts reduce all crashes by 55% with fatal and injury-related crashes reduced by 78%
- Number and severity of crashes are reduced due to lowering speeds and angle of impact.

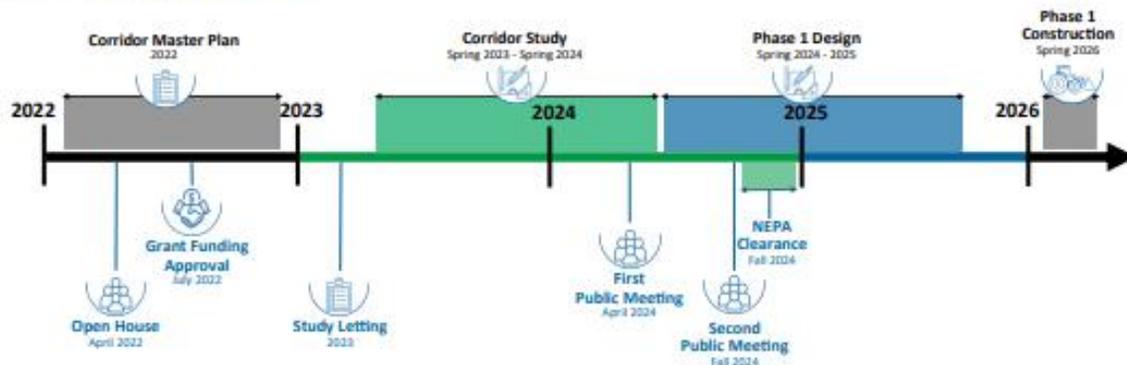


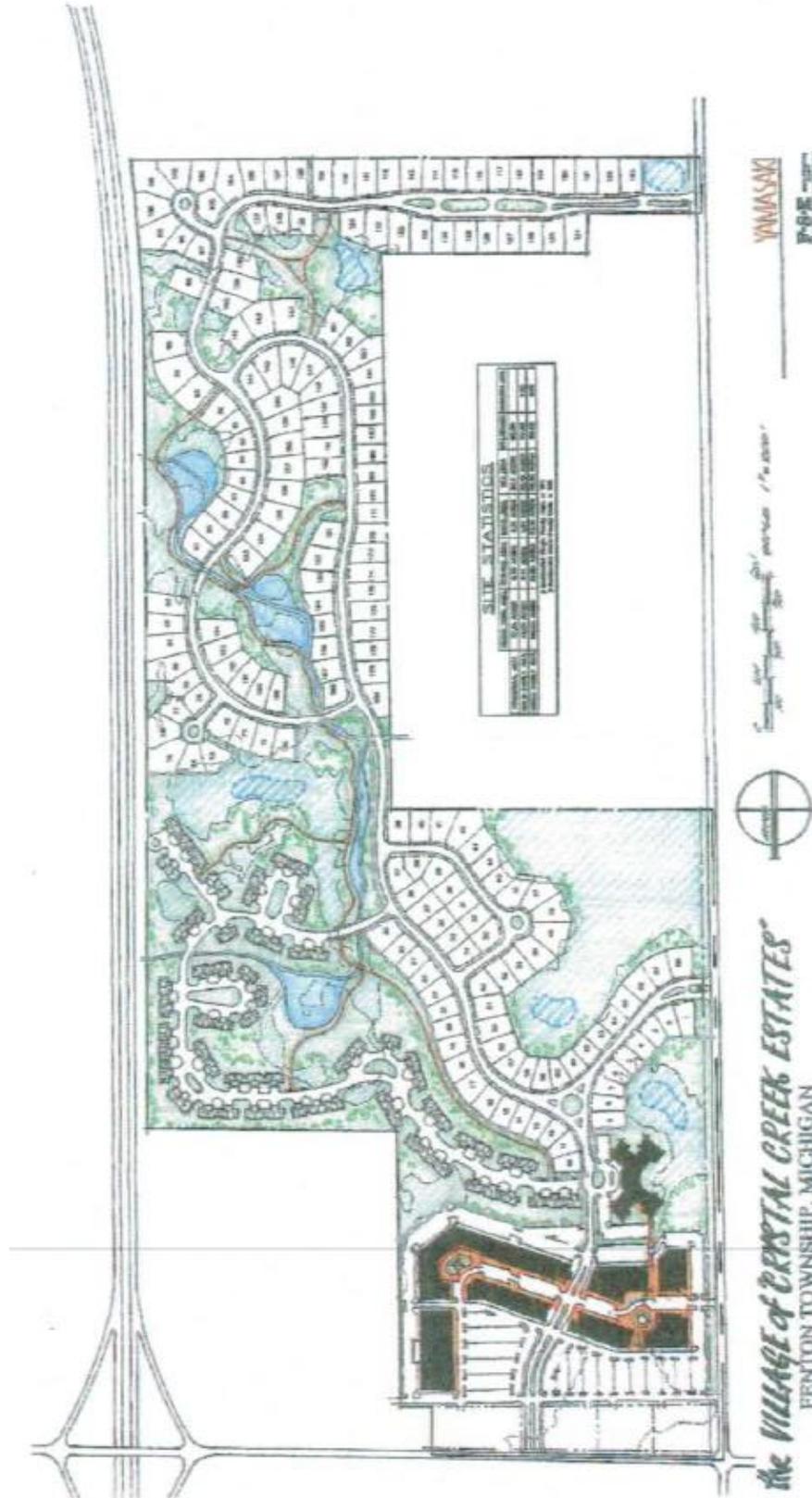
Center Left-Turn Lane (Jennings to US-23)

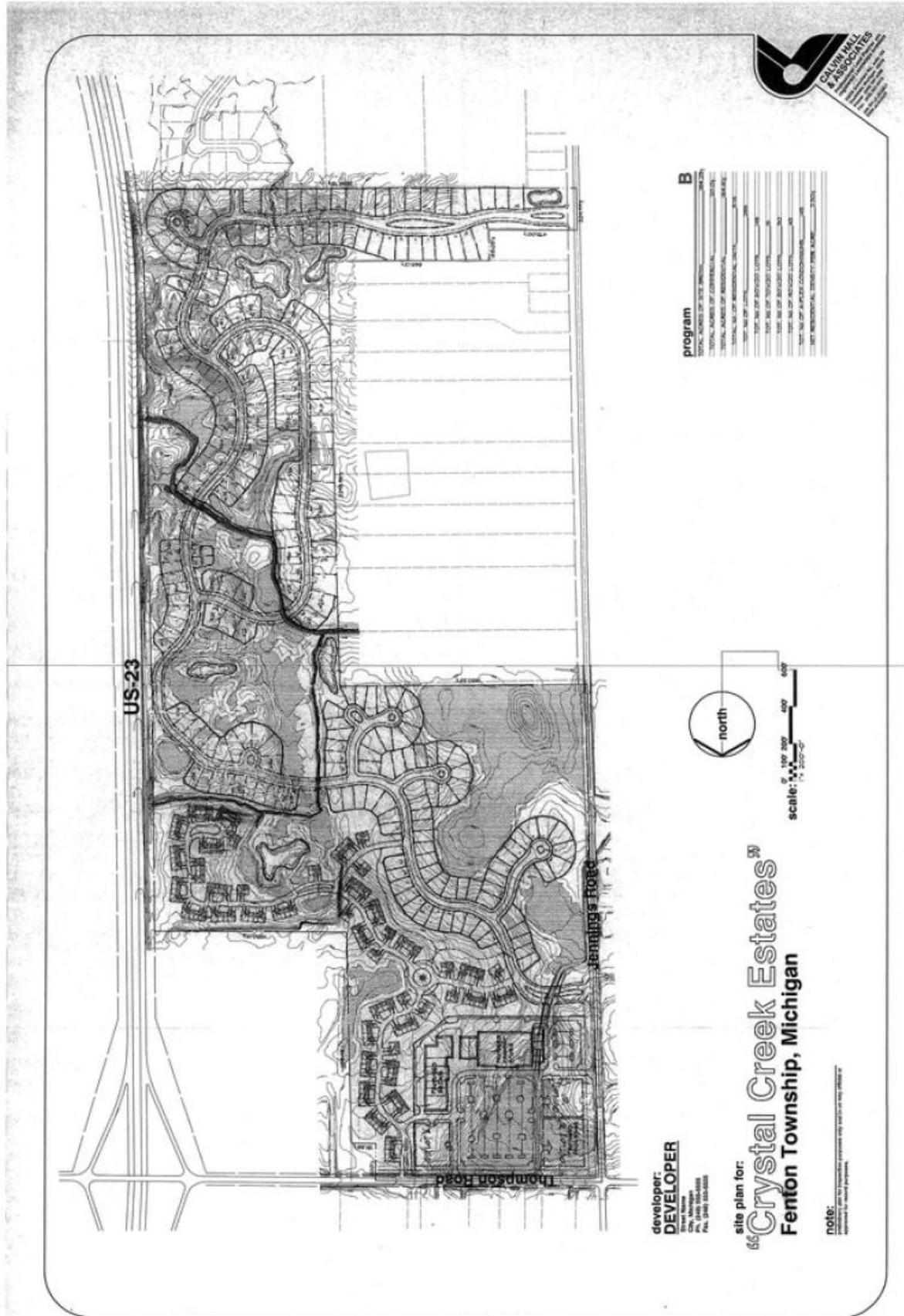
- Reduced rear-end crashes
- Simplified left-turns
- Smoother flow of traffic and increased capacity
- Important for future development
- Smooth transition into roundabout



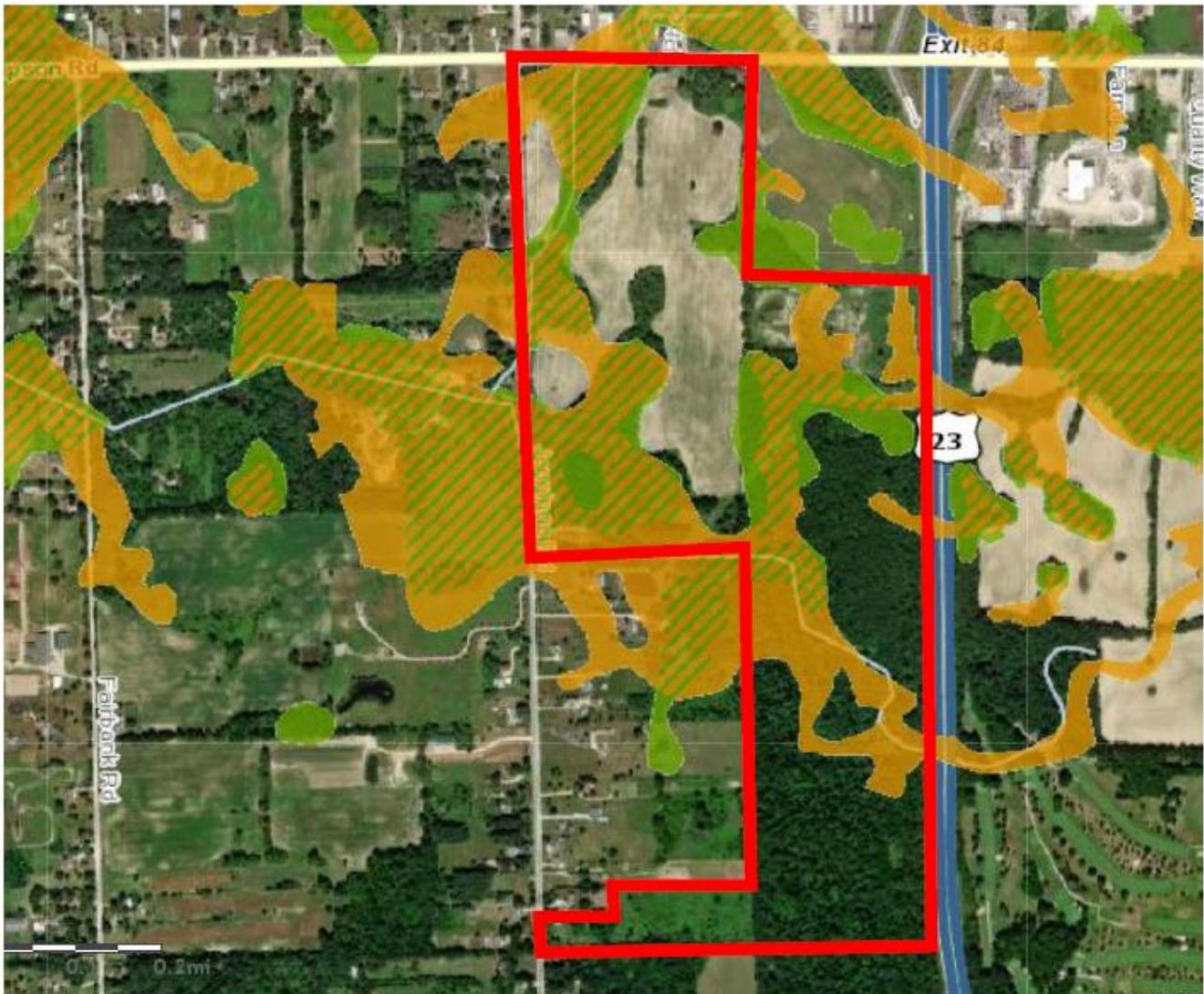
Preliminary Schedule





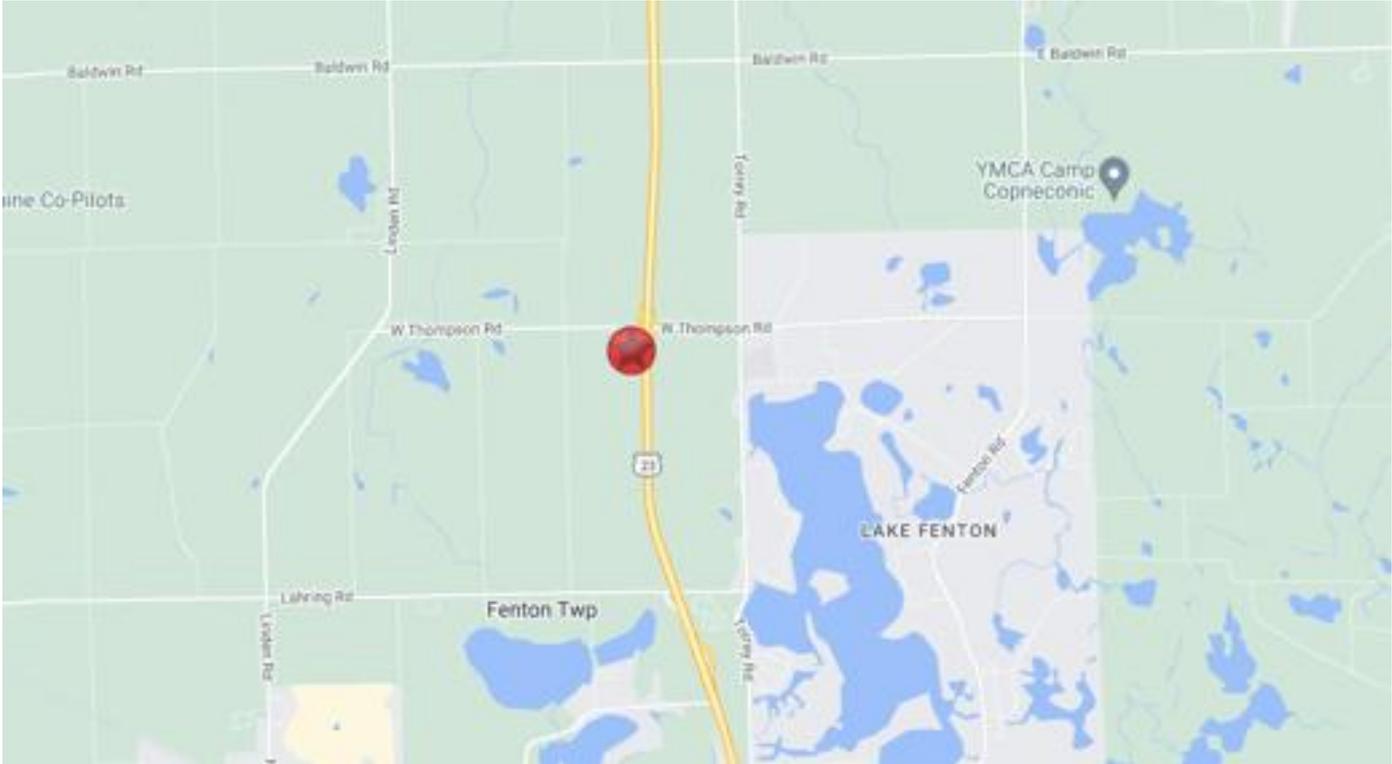


THOMPSON & US-23 WETLAND MAP

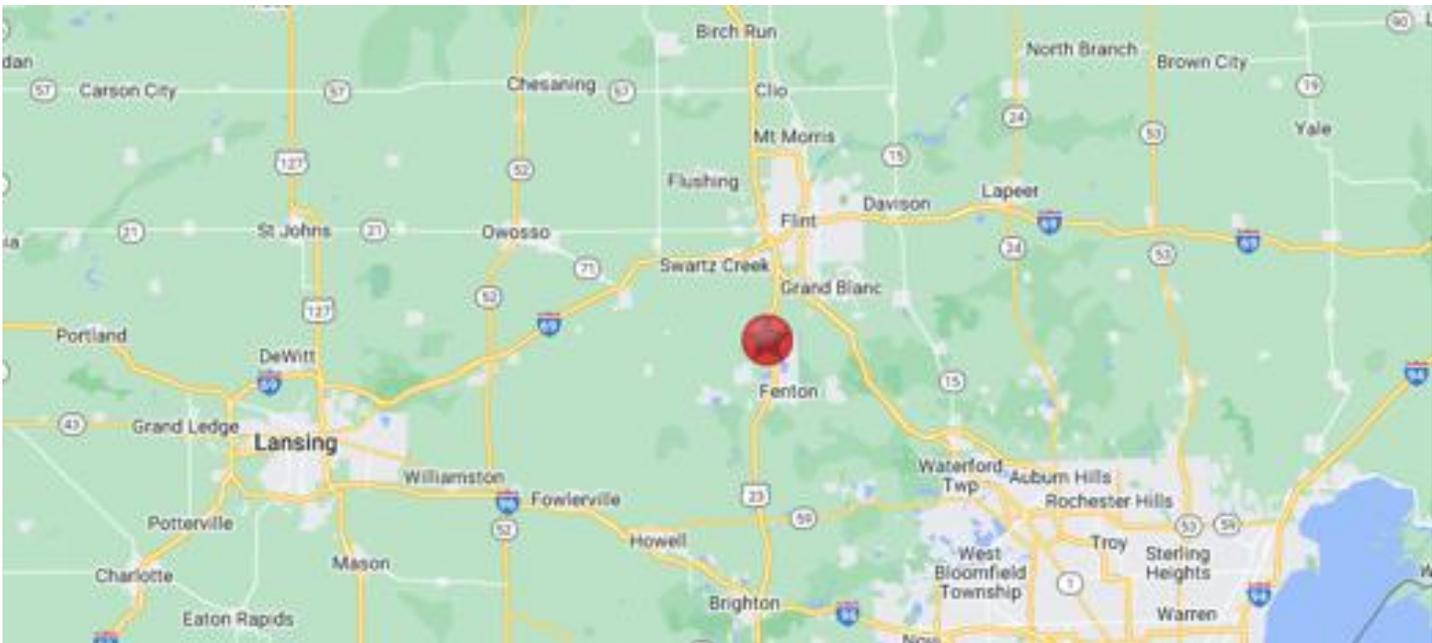


- Wetlands as identified on NWI and MIRIS maps
- Soil areas which include wetland soils
- Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils

LOCAL



REGIONAL

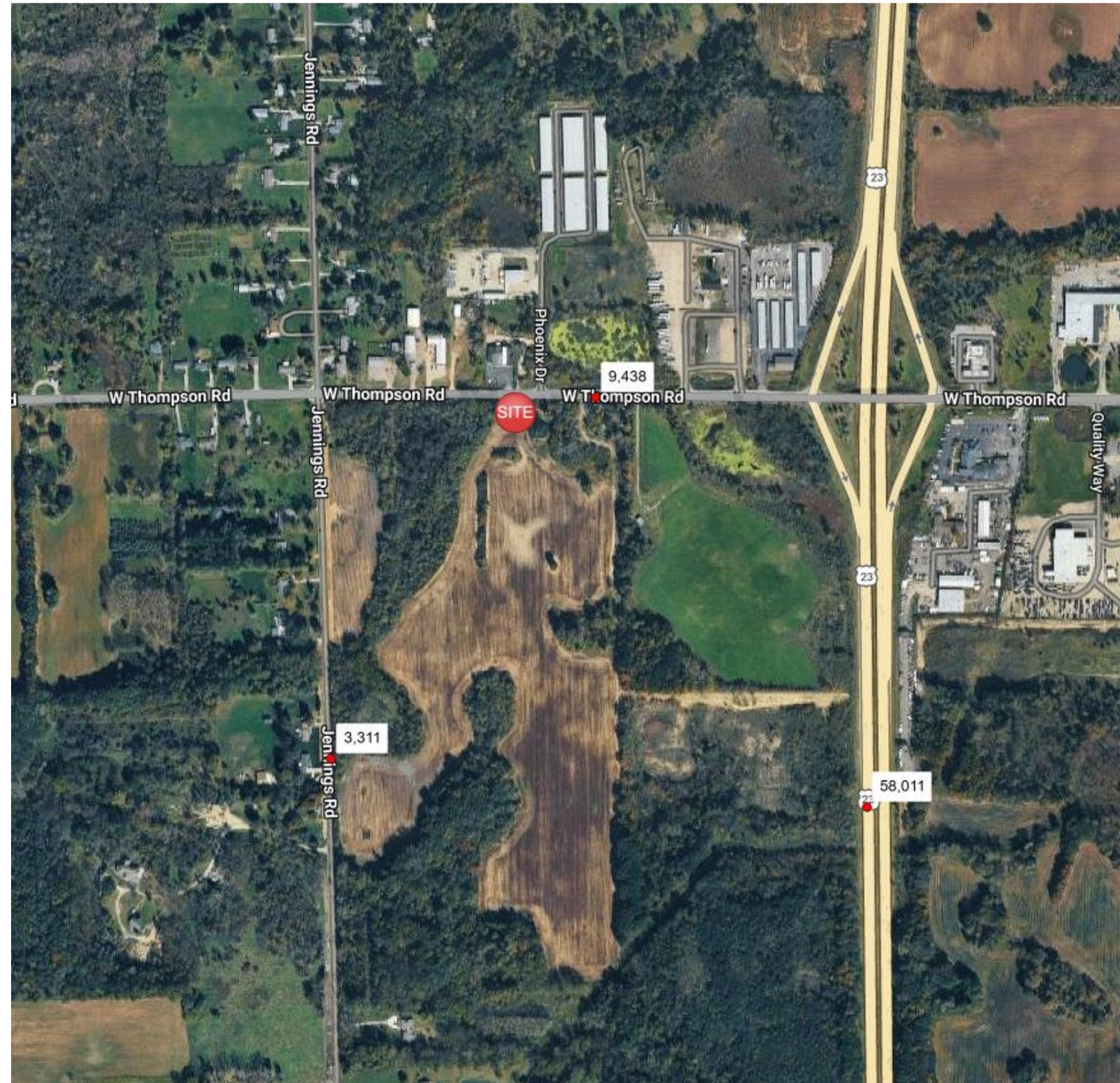


3383 W Thompson Rd Linden, MI 48451	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	587	11,457	41,057
2030 Projected Population	594	11,579	41,287
2020 Census Population	579	11,221	41,083
2010 Census Population	580	10,655	39,506
Projected Annual Growth 2025 to 2030	0.2%	0.2%	0.1%
Historical Annual Growth 2010 to 2025	-	0.5%	0.3%
Households			
2025 Estimated Households	238	4,568	17,427
2030 Projected Households	244	4,657	17,685
2020 Census Households	229	4,509	17,184
2010 Census Households	220	4,160	15,979
Projected Annual Growth 2025 to 2030	0.5%	0.4%	0.3%
Historical Annual Growth 2010 to 2025	0.6%	0.7%	0.6%
Age			
2025 Est. Population Under 10 Years	10.5%	9.9%	10.4%
2025 Est. Population 10 to 19 Years	11.6%	13.3%	12.6%
2025 Est. Population 20 to 29 Years	10.2%	8.9%	11.2%
2025 Est. Population 30 to 44 Years	17.1%	17.5%	18.7%
2025 Est. Population 45 to 59 Years	19.3%	21.0%	19.4%
2025 Est. Population 60 to 74 Years	22.8%	21.1%	19.1%
2025 Est. Population 75 Years or Over	8.5%	8.3%	8.7%
2025 Est. Median Age	44.8	44.5	42.1
Marital Status & Gender			
2025 Est. Male Population	49.9%	50.0%	49.4%
2025 Est. Female Population	50.1%	50.0%	50.6%
2025 Est. Never Married	21.9%	25.4%	29.6%
2025 Est. Now Married	66.3%	60.4%	52.8%
2025 Est. Separated or Divorced	9.0%	9.9%	12.4%
2025 Est. Widowed	2.9%	4.3%	5.2%
Income			
2025 Est. HH Income \$200,000 or More	0.7%	19.6%	13.7%
2025 Est. HH Income \$150,000 to \$199,999	21.5%	14.2%	12.1%
2025 Est. HH Income \$100,000 to \$149,999	22.4%	22.2%	19.8%
2025 Est. HH Income \$75,000 to \$99,999	24.4%	11.7%	13.8%
2025 Est. HH Income \$50,000 to \$74,999	8.6%	12.6%	16.0%
2025 Est. HH Income \$35,000 to \$49,999	9.9%	11.1%	10.8%
2025 Est. HH Income \$25,000 to \$34,999	1.9%	2.6%	5.0%
2025 Est. HH Income \$15,000 to \$24,999	6.6%	2.4%	4.1%
2025 Est. HH Income Under \$15,000	4.1%	3.5%	4.6%
2025 Est. Average Household Income	\$105,224	\$160,680	\$130,696
2025 Est. Median Household Income	\$92,255	\$114,295	\$95,730
2025 Est. Per Capita Income	\$42,658	\$64,087	\$55,555
2025 Est. Total Businesses	54	276	1,211
2025 Est. Total Employees	388	1,970	9,364

3383 W Thompson Rd Linden, MI 48451	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	90.2%	87.8%	85.0%
2025 Est. Black	4.1%	6.0%	7.9%
2025 Est. Asian or Pacific Islander	0.3%	1.1%	1.9%
2025 Est. American Indian or Alaska Native	0.1%	0.3%	0.2%
2025 Est. Other Races	5.2%	4.8%	5.0%
Hispanic			
2025 Est. Hispanic Population	22	451	1,739
2025 Est. Hispanic Population	3.7%	3.9%	4.2%
2030 Proj. Hispanic Population	4.5%	5.3%	5.4%
2020 Hispanic Population	3.2%	2.6%	3.2%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	428	8,240	29,336
2025 Est. Elementary (Grade Level 0 to 8)	2.2%	1.2%	1.1%
2025 Est. Some High School (Grade Level 9 to 11)	4.9%	3.1%	2.9%
2025 Est. High School Graduate	23.3%	24.0%	23.9%
2025 Est. Some College	27.3%	21.0%	24.1%
2025 Est. Associate Degree Only	21.6%	11.7%	11.8%
2025 Est. Bachelor Degree Only	13.4%	24.8%	22.8%
2025 Est. Graduate Degree	7.3%	14.2%	13.4%
Housing			
2025 Est. Total Housing Units	254	4,970	18,749
2025 Est. Owner-Occupied	88.6%	84.4%	70.4%
2025 Est. Renter-Occupied	5.1%	7.5%	22.5%
2025 Est. Vacant Housing	6.3%	8.1%	7.1%
Homes Built by Year			
2025 Homes Built 2010 or later	2.2%	13.7%	10.7%
2025 Homes Built 2000 to 2009	7.8%	20.3%	20.4%
2025 Homes Built 1990 to 1999	16.9%	15.9%	13.5%
2025 Homes Built 1980 to 1989	8.8%	7.2%	9.6%
2025 Homes Built 1970 to 1979	13.6%	11.4%	13.2%
2025 Homes Built 1960 to 1969	26.9%	11.2%	10.8%
2025 Homes Built 1950 to 1959	5.7%	5.1%	7.1%
2025 Homes Built Before 1949	11.9%	7.1%	7.7%
Home Values			
2025 Home Value \$1,000,000 or More	-	3.0%	1.8%
2025 Home Value \$500,000 to \$999,999	4.7%	17.1%	10.5%
2025 Home Value \$400,000 to \$499,999	6.7%	8.6%	6.6%
2025 Home Value \$300,000 to \$399,999	31.0%	22.7%	21.4%
2025 Home Value \$200,000 to \$299,999	30.0%	30.3%	32.1%
2025 Home Value \$150,000 to \$199,999	17.1%	8.6%	14.2%
2025 Home Value \$100,000 to \$149,999	8.1%	4.5%	7.0%
2025 Home Value \$50,000 to \$99,999	1.1%	1.6%	2.5%
2025 Home Value \$25,000 to \$49,999	0.5%	1.8%	1.7%
2025 Home Value Under \$25,000	0.9%	1.8%	2.2%
2025 Median Home Value	\$275,511	\$324,076	\$282,995
2025 Median Rent	\$899	\$1,002	\$953

LOCATION INFORMATION

Traffic Counts



CHARTER TOWNSHIP OF FENTON
Ordinance No. 661
Adopted: June 19, 2006

An ordinance to amend ordinance No. 594 of the Township of Fenton, commonly known as the Fenton Township Zoning Ordinance, to change the zoning of certain parcels of land, 06-03-300-003 & 06-10-100-018 owned by Crystal Creek Estates, LLC from AG, Agriculture and/or RMH, Residential Mobile Home, R-3, Single Family Residential & C-2, General Business to PUD, Planned Unit Development and to amend the Township Zoning Map to reflect the zoning change.

THE CHARTER TOWNSHIP OF FENTON, COUNTY OF GENESEE, MICHIGAN
ORDAINS:

After public hearing and publication of notice thereof as required by the statutes of the State of Michigan, Section 3.02 A of the Fenton Township Zoning Ordinance (Ordinance No. 594) is hereby amended as follows:

SECTION 3.02 A
06-03-300-003

W 1/2 OF SW 1/4 EXCEPT E 125 FT OF N 200 FT AND ALL THAT PART OF SE 1/4 OF SW 1/4 SEC 3 AND E 1/2 OF NW 1/4 SEC 10 LYING WLY OF A LINE DESCRIBED AS BEG S 89 DEG 34 MIN 47 SEC E 2388.24 FT FROM W 1/4 COR OF SEC TH S 0 DEG 43 MIN 17 SEC E 1763.28 FT TH N 89 DEG 46 MIN E 5 FT TH S 0 DEG 43 MIN 17 SEC E 1989.28 FT TH ON CURVE TO LEFT CHORD S 8 DEG 42 MIN 03 SEC E 1910.75 FT AND POINT OF ENDING SEC 3 AND 10 T5N R6E

06-10-100-018

A PARCEL OF LAND BEG S 1 DEG 25 MIN 30 SEC E 2453 FT FROM NW COR OF SEC TH N 89 DEG 17 MIN E 475.48 FT TH N 1 DEG 37 MIN 08 SEC W 165 FT TH N 89 DEG 17 MIN E 865 FT TH S 1 DEG 36 MIN 57 SEC E 389.97 FT TH S 89 DEG 17 MIN W 1341.23 FT TH N 1 DG 25 MIN 30 SEC W 224.95 FT TO PL OF BEG SEC 10 T5N R6E (05) 10.2 A FR 06-10-100-015/016

The Township Zoning Map is hereby amended to reflect the change in zoning from AG and/or RMH, R-3 and C-2 to PUD with the following conditions:

For the area to be developed as commercial:

1. Permitted principle & accessory uses shall be restricted to the uses allowed in the C-2, General Business zoning district.
2. The maximum height of buildings without a residential component shall not exceed 40 feet.
3. The maximum height of buildings with a residential component shall not exceed 29 feet, unless the method for fire protection is reviewed and approved by the Fire Department, in which case height may exceed 29 feet but shall not exceed 40 feet.
4. Minimum set backs shall be established at the time of site plan review & approval.
5. The architectural design of the buildings and streetscape shall conform to the concept rendering submitted as part of this PUD.

For the area to be developed as an assisted living facility:

6. Permitted principle uses shall be restricted to an assisted living facility.

7. The maximum building height shall not exceed 29 feet, unless the method for fire protection is reviewed and approved by the Fire Department, in which case height may exceed 29 feet but shall not exceed 40 feet.
8. Minimum set backs shall be established at the time of site plan review & approval.
- * 9. Number of beds shall not exceed 100.
10. The architectural design of the facility shall conform to the concept rendering submitted as part of this PUD.

For the areas developed as single family detached dwelling units:

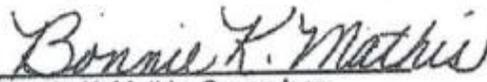
11. Permitted principle uses shall be restricted to Single Family Residential – Detached
12. Permitted accessory uses shall be restricted to those permitted in the R-3 zoning district.
13. The maximum building height shall not exceed 29 feet.
14. Maximum coverage of lots by all buildings shall not exceed 30%
- * 15. The maximum number of units shall not exceed 194.
16. The minimum floor area for each unit shall be 1,250 square feet.
17. The minimum lot size for each unit shall be 10,800 square feet.
18. The minimum lot width for each unit shall be 90 feet.
19. Minimum set backs for each unit shall be as follows:
 - a. front yard 30 feet
 - b. side yard 10 feet
 - c. rear yard 35 feet
20. The architectural design of the buildings shall conform to the concept rendering submitted as part of this PUD.

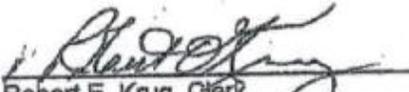
For the areas developed as single family attached dwelling units:

21. Permitted principle uses shall be restricted to Single Family Residential – Attached
22. Permitted accessory uses shall be restricted to those permitted in the R-6 zoning district.
23. The maximum building height shall not exceed 29 feet.
24. Maximum coverage of lots by all buildings shall not exceed 30%
- * 25. The maximum number of units shall not exceed 136.
26. The minimum floor area for each unit shall be 1,000 square feet for the center units and 1,250 square feet for the exterior units.
27. Minimum set backs for each building shall be as follows:
 - a. front 25
 - b. set back between buildings 15
 - c. rear yard 25
28. The architectural design of the buildings shall conform to the concept rendering submitted as part of this PUD.
29. Adequate drainage shall be provided to address the existing drainage problems along Jennings and to the south of this site per a plan approved by the Genesee County Drain Commissioners Office.
30. A buffer screen approved by the Planning Commission shall be provided between the commercial property and the single family attached dwelling units and along the property lines that abut the existing adjacent properties along Jennings Road with the exception of the areas that are naturally heavily wooded and will remain undisturbed.
31. The developer shall construct a type I well and provide the ability for adjacent property owners to tap into the well should they choose.
32. Commensurate with the effective date of this rezoning ordinance, the Consent Judgment, which currently dictates the nature of any future development on the subject property shall be either amended by both parties to permit the development

- of the property in accordance with the provisions of this ordinance or, in the alternative, said Consent Judgment shall be set aside by the parties, and the related case shall be dismissed with prejudice.
33. The developer of the PUD project shall pay to Fenton Township the total cost of any necessary upgrades to the sanitary sewer system, as determined by the Township.
 34. The developer shall construct the sanitary sewer infrastructure along Jennings Road, from Thompson Road to Lahring Road in such a manner to allow adjacent property owners on both sides of Jennings Road to connect to it.
 35. The Planning Commission & Township Board will evaluate this request in 5 years and may initiate a rezoning of the property if the developer has not demonstrated that suitable, continual progress has been made to develop the property consistent with this ordinance.
 36. This amendatory ordinance shall not become effective until twenty-one (21) days after the Consent Judgment affecting the subject property, (approved 12/20/02; Circuit Court Case No. 01-71444-CZ), is amended to permit rezoning of the property.

This amendatory ordinance is hereby declared to have been enacted by the Fenton Township Board of Trustees at a regular meeting thereof held on the 19th day of June 2006 and is ordered to be given publication in the manner prescribed by law. It shall become effective seven (7) days after adoption and publication.


Bonnie K. Mathis, Supervisor


Robert E. Krug, Clerk

DATA TABLE

NUMBER OF RESIDENTIAL UNITS:

HOUSE LOTS	193
CONDOMINIUMS	128
APARTMENTS (Above Retail Bldgs.)	156

AREA OF RETAIL BUILDINGS:

GROCERY STORE	40,700 s.f.
SHOPPING STRIP	161,400 s.f.
ASSISTED LIVING	33,000 s.f.

SECTION 3.21 Planned Unit Development (PUD)

The Planned Unit Development zoning district is designed to provide a framework within which a developer, upon his initiation, can relate the type, design and layout of residential and/or commercial uses to a particular site and particular demand for housing and/or other local commercial facilities in a manner consistent with the preservation of property values within established residential areas. The section also provides an added degree of flexibility in the building design and land use arrangement so that a mixture of housing units and provision of common open space can be provided. The zoning district is intended to accommodate developments with mixed or varied uses, on sites with unusual topography or unique settings within the community, or on land which exhibits difficulty or costly development problems or sites that contain natural features such as wetlands, farmland or woodlots that are important for the Township to retain in order to protect its character and shall not be allowed where this zoning classification is sought primarily to avoid the imposition of standards and requirements of other zoning classifications rather than to achieve the stated purposes herein set forth. The Township Board does hereby determine that the following regulations are the minimum requirements for the promotion and protection of the public health, safety and welfare. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

All permitted principal uses by right or by special use permit as identified in the Table of Uses (Table 3-3) shall be permitted in the PUD district. In addition, the following uses shall be permitted only in the PUD district.

1. Residential, aviation development
2. Residential, equestrian development (5 acre minimum for first horse and 1 acre for each horse over one)

In PUD's approved solely for agricultural or residential uses, the use of waterfront property for the purpose of providing access to such body of water for non-riparian property owners is prohibited, with the exception of the redevelopment of commercial properties existing as of the effective date of the amendment to this section (11-10-03). The Township Board may allow the use of the water body by adjacent residential nonriparians as part of such PUD redevelopment, provided that the result of the redevelopment decreases the total number of boat slips permitted by the Department of Environmental Quality, as of the effective date of the amendment to this section (11-10-03), by at least 50%, and all launch sites are removed. In approving the PUD, the Township Board may permit retention of more than 50% of the existing slips, not to exceed 5, provided they determine the proposed improvements will result in a proper and safe use of water resources in the Township and will maintain the physical, ecological, cultural and aesthetic characteristics of the lake, preserve and protect the quality and safety of the lake and shoreline and rights of riparian owners and users as

well as the Township as a whole, and promote the public health, safety and welfare of all persons making use of the lake and properties adjacent to the lake.

B. Standards for approval

Based upon the following standards, the Planning Commission may recommend denial, approval, or approval with conditions, and the Township Board may deny, approve, or approve with conditions the proposed planned unit development.

1. Off-street parking shall be sufficient to meet the minimum required by the ordinances of the Township. However, if it is deemed necessary in order to achieve the purposes of this section, the Planning Commission may relax parking requirements during site plan review.
2. All streets within the planned unit development shall meet the minimum requirements of the Township Subdivision Control Ordinance, unless modified by the Planning Commission.
3. Landscaping shall be provided so as to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. However, if it is deemed necessary in order to achieve the purposes of this Ordinance, the Planning Commission may relax landscaping requirements as part of site plan review.
4. Judicious effort shall be used to ensure the preservation of the integrity of the land and the preservation of natural, historical, and architectural features.
5. Surface water shall be retained on the site unless the applicant can demonstrate that to do so would be harmful to the environment, or is not practical. In any case, storm water shall not flow off the site at a rate greater than the rate of flow prior to development and storm water shall not be directly discharged into a lake.
6. The site shall have adequate lateral support so as to ensure that there will be no erosion of soil or other material. The final determination as to adequacy of, or need for, lateral support shall be made by the Township Building Inspector and/or Township Engineer.
7. The proposed density of the planned unit development shall be no greater than that which would be required for each of the component uses of the development in the zoning district in which it is permitted. However, if it is deemed necessary in order to achieve the purposes of the section, the Township Board may permit increased density in return for increased open space. Non-contiguous property may not be used in calculating open space and under no circumstance shall the open space be located on non-contiguous property.

C. Traffic and accessory conditions

The following regulations concerning traffic and accessory conditions shall be followed:

The Charter Township of Fenton
Zoning Ordinance

Article 3
District Regulations

1. Safe, convenient, uncongested, and well defined vehicular and pedestrian circulation within and to the zoning district shall be provided.
 2. Drives and streets shall not be laid out to encourage outside traffic to traverse the development nor to create unnecessary fragmentation of the development into small blocks.
 3. No material impediment to the visibility of automotive traffic, cyclists or pedestrians shall be created or maintained.
- D. Approval procedure
1. The PUD zoning approval shall follow procedural requirements of Section 14 of this ordinance for amending the zoning ordinance. The Planning Commission shall hold a public hearing. The Planning Commission shall review the conceptual PUD development plan as described in subsection 3.21E to determine its suitability for inclusion in the land use and zoning plans of the Township and adoption by Township Board as part of the ordinance.
 2. The Planning Commission shall then submit the proposed amendatory ordinance to the Township Board together with their recommendation and a summary of comments received at the public hearing.
 3. The Township Board, prior to the first reading of the amendatory ordinance, shall hold a public hearing meeting the notice requirements for a special use permit outlined in Article 11 of this Ordinance. Following that public hearing, it may amend or place additional conditions on the zoning ordinance amendment. The adoption of the ordinance or denial of the rezoning request will take place at the second reading conducted by the Township Board.
 4. PUD site plan approval procedure may commence only after the acceptance by the Township Board of the conceptual PUD development plan and the rezoning of the property as required.
 5. PUD site plan approval process shall follow the procedures for site plan approval outline in Article 8.
- E. Conceptual PUD development plan requirements
1. The applicant for preliminary phase approval of a PUD conceptual plan shall submit sufficient copies of the following technical or graphic materials together with such fees as may be required.
 2. The PUD conceptual plan shall indicate the entire contiguous holding of the petitioner or owner who wishes to develop the entire parcel or any part thereof, and shall include the area and use of land adjacent to the parcel to be developed. The plan shall exhibit any unusual problems of topography, utility service, land usage or land ownership. The plan shall also exhibit all existing and proposed structures, existing and proposed streets, open spaces and other features as required by ordinance or regulation.

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3. The conceptual plan shall show all proposed uses and allotted spaces, gross site area, street and vehicular access areas, number of each variety of habitable space, total number of dwelling units and total open space. The plan shall:
 - a. Define the location of the areas to be devoted to particular uses.
 - b. State the acreage to be devoted to the particular uses.
 - c. Set forth the proposed density of the dwelling units by use type and of the entire project.
 - d. Show the location of parks, open recreation areas, other open space and all public and community uses.
 - e. The applicant shall present material as to the development's objectives and purposes to be served; conformity to plans and policies of the Township; market needs; impact on public schools, utilities, and circulation facilities; impact on natural resources; and a staging plan showing the general time schedule of the expected completion dates of the various elements of the plan.
 - f. Any additional graphics or written materials reasonably requested by Planning Commission or Township Board to assist the Township in visualizing and understanding the proposal shall be submitted.
 - g. Upon submission of all required materials and fees, the Planning Commission shall follow the procedures for review of a zoning amendment as outlined in subsection 3.21D.

(Amended: Ord. No. 669; 7-24-06)

F. Site plan approval

Following approval of the conceptual plan by the Township Board, the applicant may submit site plans for phases of the approved conceptual PUD development plan. The site plans shall conform with the approved conceptual plan. The site plans shall be reviewed and approved by the Planning Commission following the procedures outlined in Article 8.

G. Deviations from approved PUD site plan

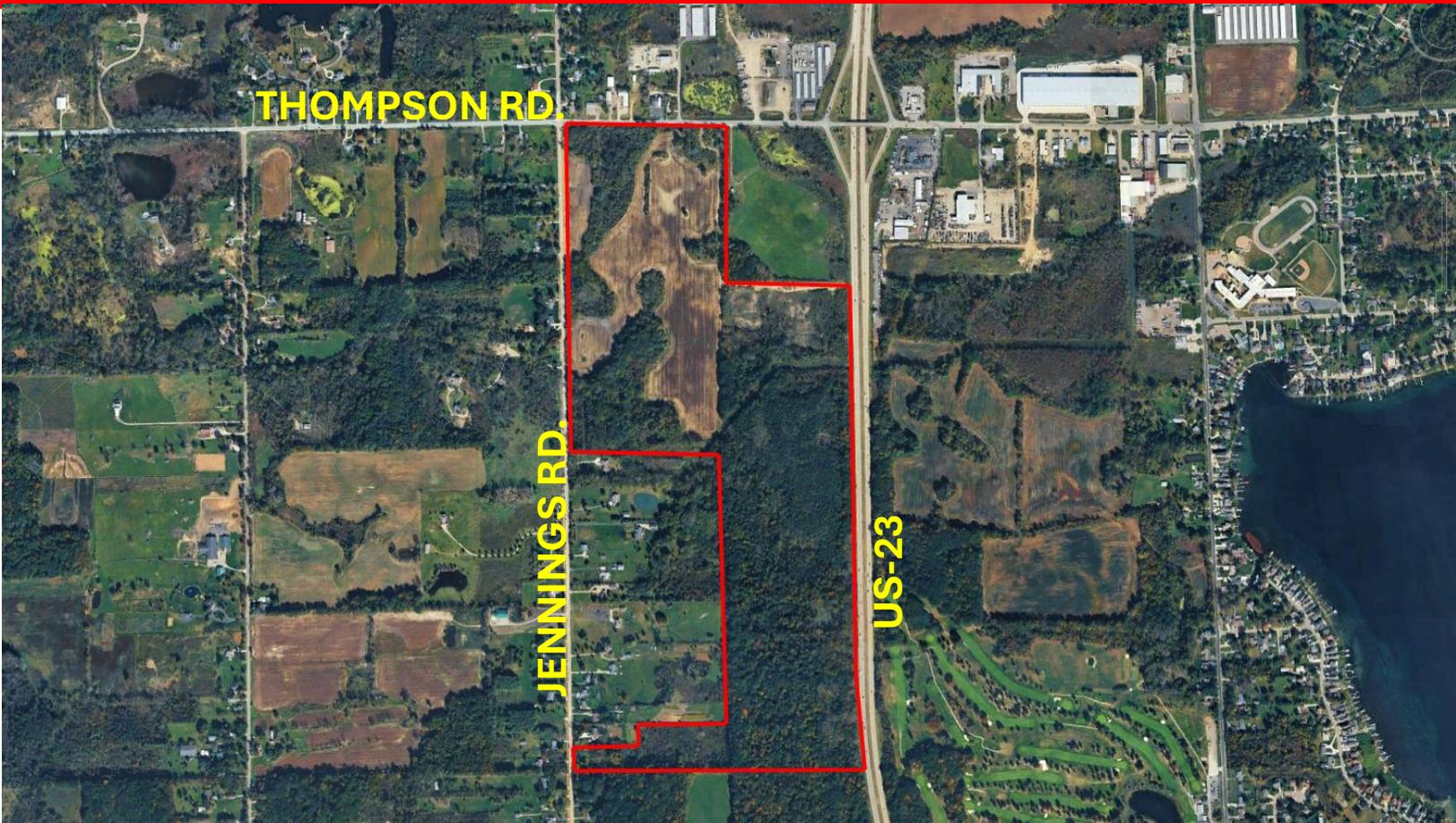
Deviations from the approved plan may occur only under the following circumstances:

Minor changes to a previously approved PUD site plan may be approved without the necessity of Planning Commission or Township Board action if the Zoning Administrator certifies in writing that the proposed revision does not alter the basic design nor any specified conditions of the plan as agreed upon by the Planning Commission and the Township Board. Any other change will require approval following the procedures outlined above for the original approval. Appeal of the Zoning Administrator's decision regarding the need for formal review by the Planning Commission and Township Board is appealable to the Zoning Board of Appeals

Any deviation from the approved PUD site plan, except as authorized shall be considered a violation of this section and shall be a misdemeanor punished as prescribed herein. Further, any such deviation shall result in the PUD zoning district reverting to its previous zoning.

H. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.



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