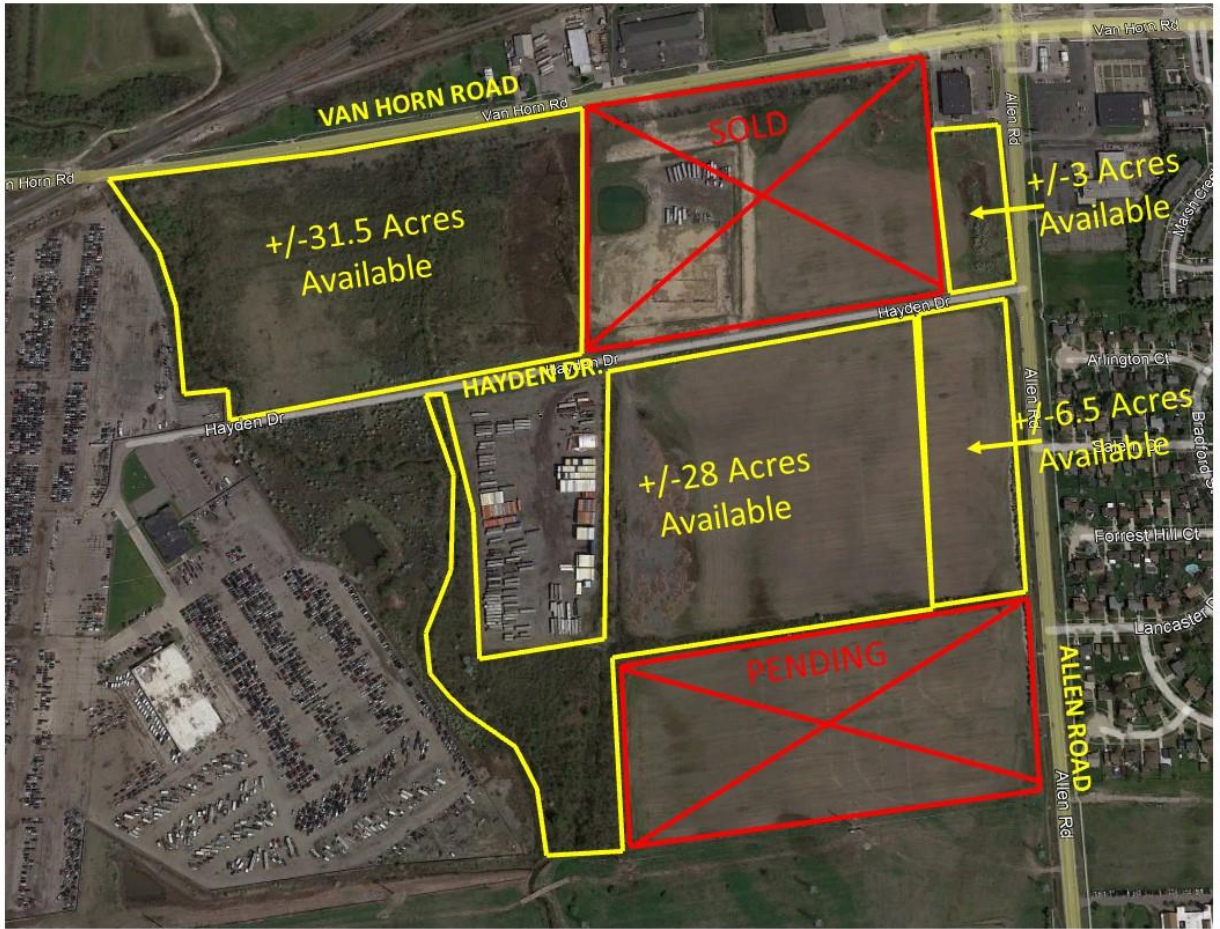


LAND FOR SALE



SWQ ALLEN & VAN HORN

WOODHAVEN

Insite
COMMERCIAL

1111 W. Oakley Park Road
Suite 220
Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
(616) 241-2200 – Grand Rapids Office
www.insitecommercial.com

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LAND FOR SALE

SWQ Allen & Van Horn

Woodhaven, MI

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PROPERTY SUMMARY

Location: SWQ Allen and Van Horn, Woodhaven

Parcel ID #'S: 59-075-99-0001-705

Total Land Size: +/- 105 Acres (+/-69 acres remain available)

Sale Price: +/-31.5 Acres - \$65,000 per acre
+/-28 Acres - \$65,000 per acre
+/-3 Acres - \$175,000 per acre
+/-6.5 Acres - \$175,000 per acre

Zoning: +/-31.5 Acres zoned I2 – Heavy Industrial
+/-28 Acres zoned I2 – Heavy Industrial
+/-3 Acres zoned B2 – Community Business
+/-6.5 Acres zoned I2 – To be rezoned to B-2 Community Business

Utilities: All available

School District: Gibraltar School District

**Demographics within
a 5 mile radius:**

Population: 115,406 Persons
Households: 49,649 Homes
Avg. HH Income: \$86,953 Annually
Traffic Count: 10,627 VPD on Van Horn, 14,750 VPD on Allen Road and
70,900 VPD on I-75

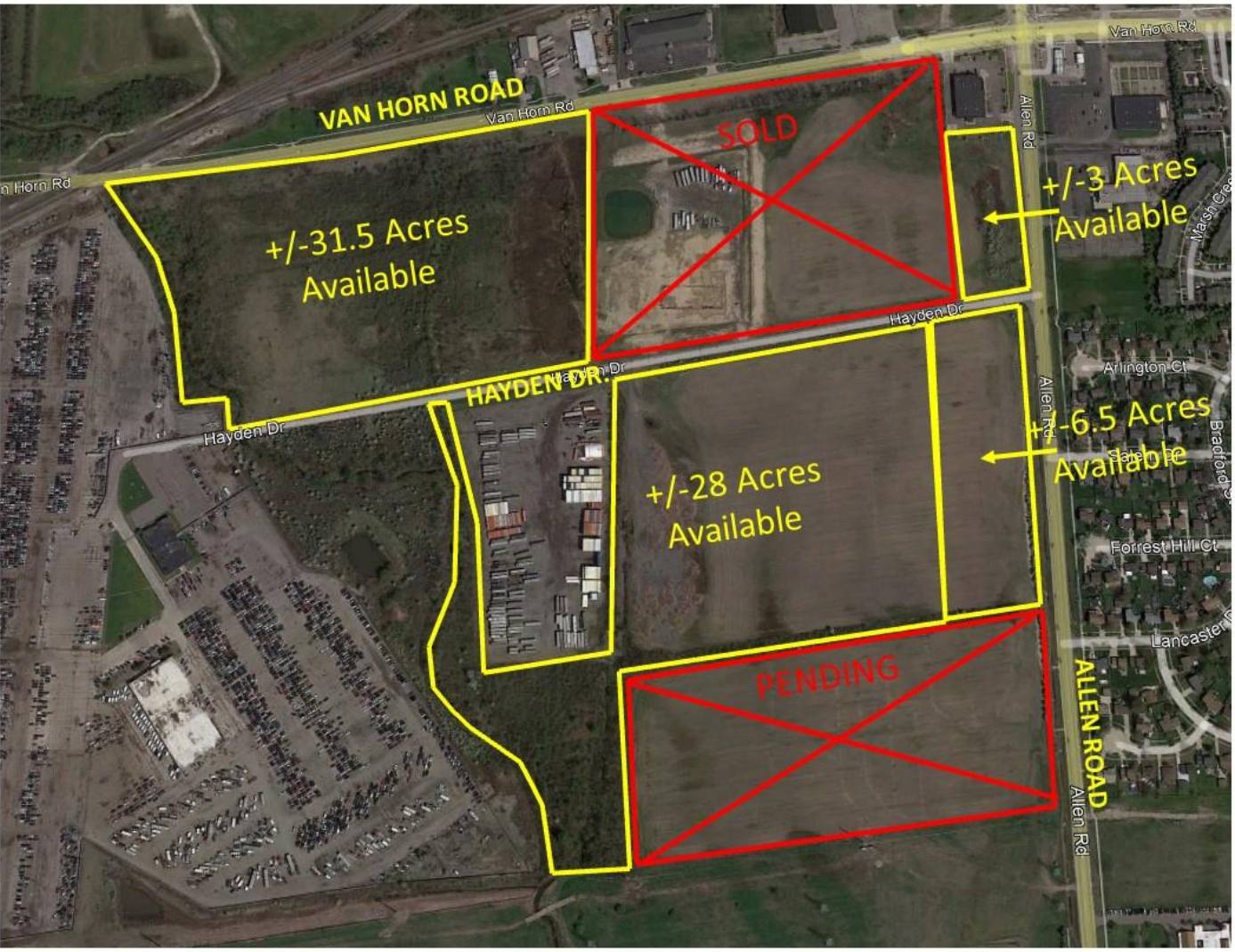
Comments: +/-69 Acres available at the SWQ of Allen and Van Horn in Woodhaven, MI. The parcels are mostly level and irregular in shape. The +/-31.5 acre and 28 acre parcels are zoned heavy industrial, the +/-3 acre parcel is zoned community business, and the 6.5 acre parcel is to be rezoned to community business (see page 3 for parcel map). All utilities available.

For Information Contact:
Randy Thomas
248-359-9000 ext. 9



SITE DESCRIPTION

LOCATION:	The subject is located in the southwest corner of Allen Road and Van Horn Road in Woodhaven, Michigan.
SIZE:	+/-105 Acres
SHAPE:	The site is irregular in shape.
TOPOGRAPHY:	The parcel is mostly level.
FRONTAGE:	The site has frontage on Allen Road, Van Horn Road and a private drive known as Hayden Drive.
SOIL/SUBSOIL CONDITIONS:	The soil and subsoil conditions are assumed to be stable. No soil report of the subject has been made available or reviewed; however, it is assumed that the soil is of sufficient load-bearing capacity to support the existing structure. No evidence to the contrary was observed upon the physical inspection of the property.
ENVIRONMENTAL CONDITIONS:	The reader of this report is cautioned that the appraiser is not a qualified environmental inspector. It is recommended that any user obtain an environmental audit of the entire property to ascertain its status relative to these items. It is assumed that no hazardous substance, past, present, or future exists on subject property that would affect subject's marketability or market value. The appraiser reserves the right to re-evaluate the value conclusions reported herein should such negative factors be discovered.
UTILITIES:	All customary utilities are available to the site including water, electricity, natural gas, storm and sanitary sewer.
INGRESS/EGRESS:	Subject property is a vacant and unimproved parcel. There is good access off of three roads.
COMMENTS:	Hayden Drive is a private road. Land abutting Hayden Drive is under a utility and roadway easement agreement that requires all abutting owners to participate in the maintenance of the drive. Allen Road and Van Horn Road are public roads and maintained by the city.
FLOOD PLAIN:	The subject is located in a low flood risk area according to the FloodSource-FloodScape™, Map Number 26163C0526E Dated February 2, 2012. The flood map information can be found on the following page.





PARENT PARCEL

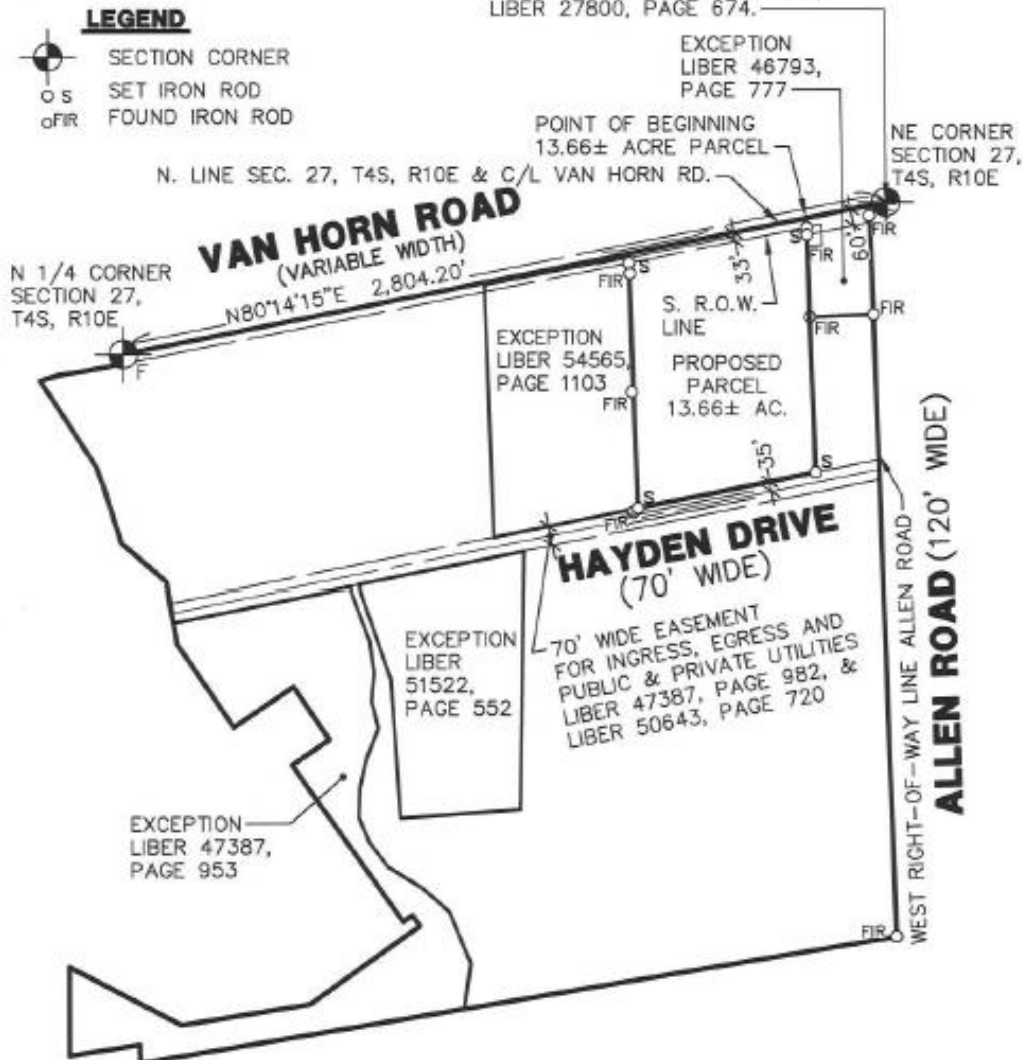
NOTES:

1. SEE SHEET 2 FOR PROPOSED PARCEL DETAIL.
2. BEARINGS BASED ON PARENT PARCEL LEGAL DESCRIPTION.

INTERSECTION UNDER CONSTRUCTION. SECTION CORNER MONUMENT MISSING. ESTABLISHED SECTION CORNER POSITION FROM REMONUMENTATION WITNESSES, LIBER 27800, PAGE 674.

LEGEND

- SECTION CORNER
- SET IRON ROD
- FOUND IRON ROD



I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON September 2, 2021 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

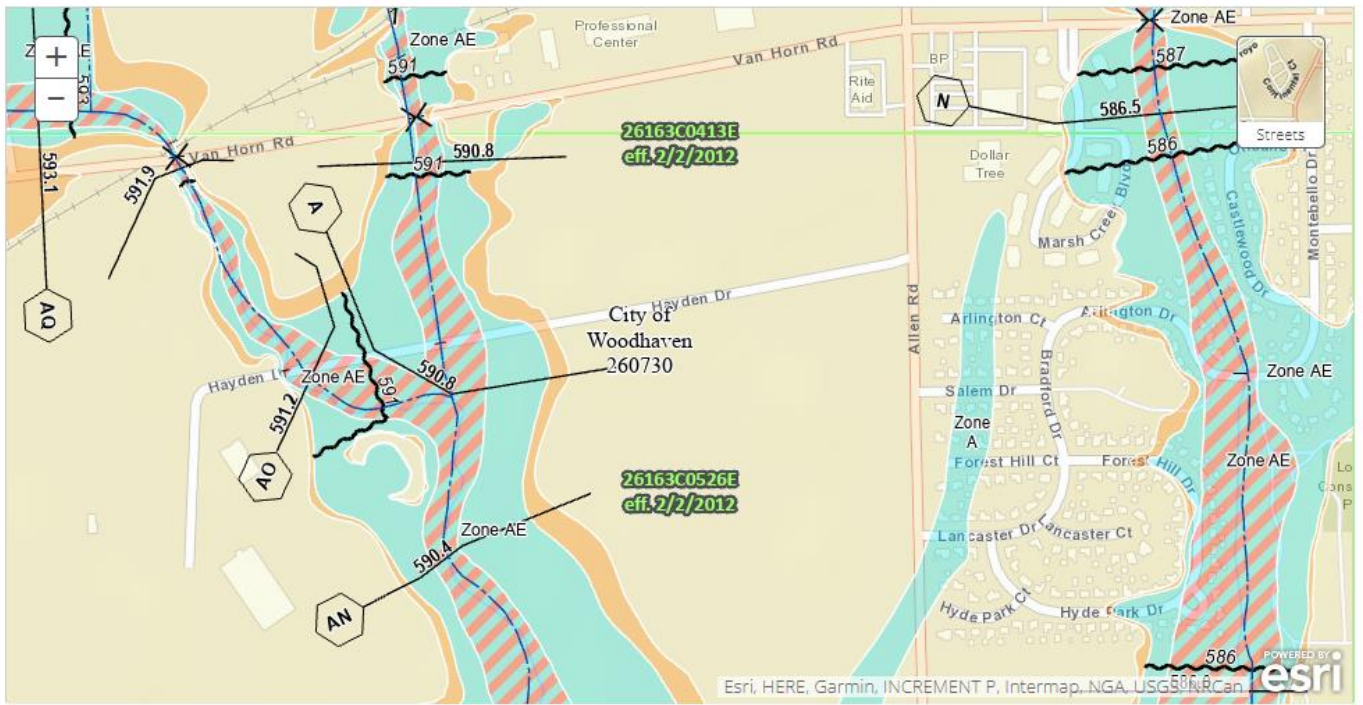
CLIENT: STANTEC	DATE: 09/2/21
JOB NO.: 21145	SHEET 1 OF 9
SECTION: 27 TOWN: 04S RANGE: 10E	SCALE: 1in. = 500 ft.
CITY OF WOODHAVEN	BOOK: 1045
WAYNE COUNTY, MICHIGAN	BY: KMW

Patrick L. Hastings
 PATRICK L. HASTINGS PS NO. 4001037277



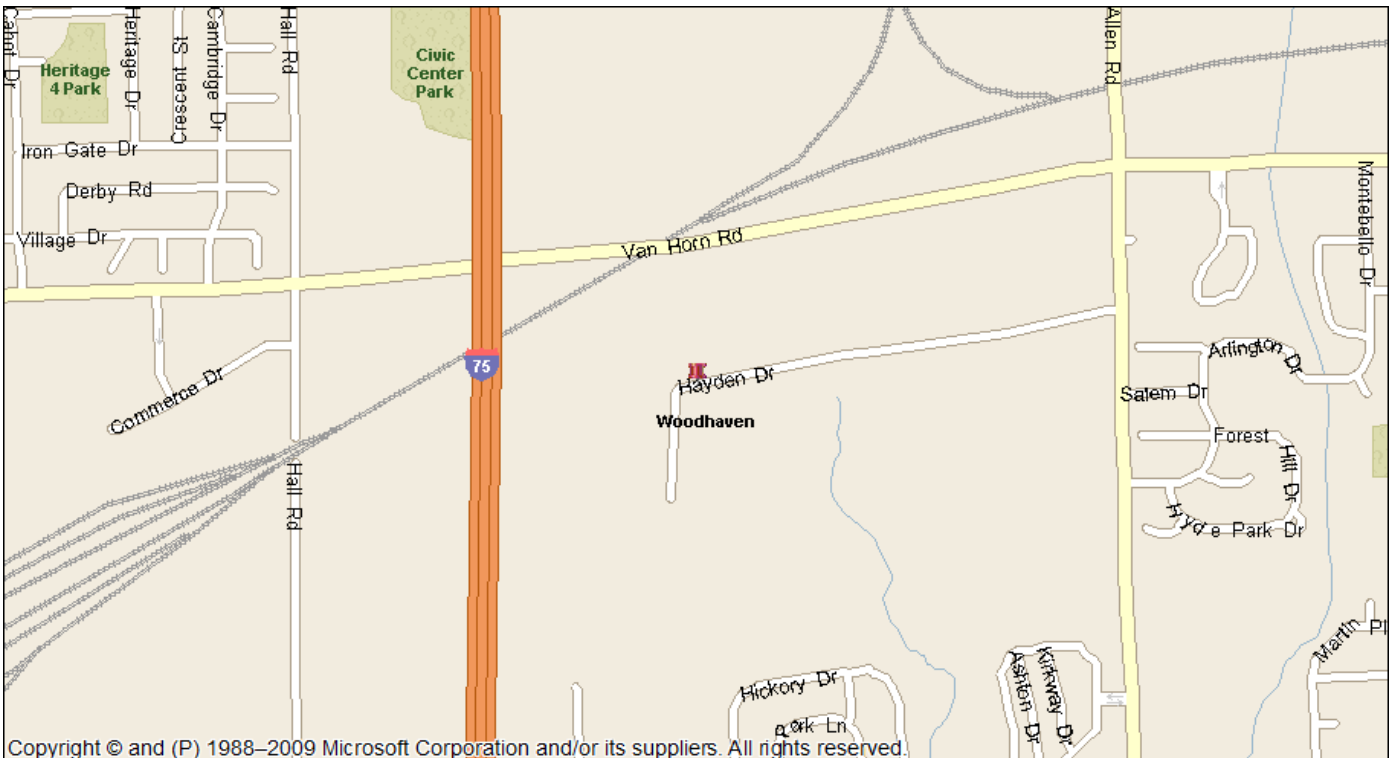
MIDWESTERN CONSULTING
 3815 Plaza Drive Ann Arbor, Michigan 48106
 734.995.0000 • www.midwesternconsulting.com
 Land Development • Land Survey • Institutional • Municipal
 Wireless Communications • Transportation • Landfill Services

FLOOD MAP

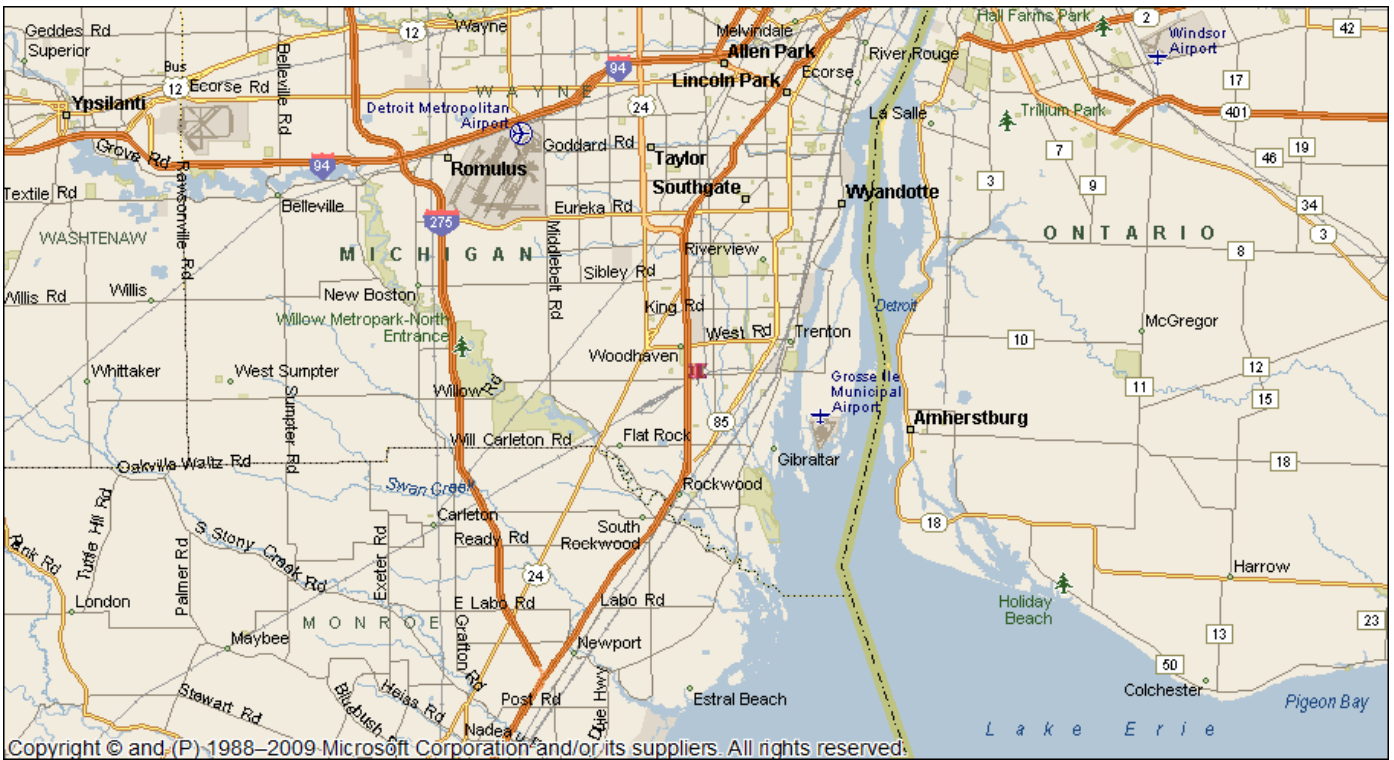


<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
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Local Map



Regional Map

Allen Rd & Van Horn Rd

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	6,489	53,323	115,406
	2025 Projected Population	6,375	52,390	113,055
	2010 Census Population	6,734	54,729	116,498
	2000 Census Population	6,718	50,921	109,009
	Projected Annual Growth 2020 to 2025	-0.3%	-0.3%	-0.4%
	Historical Annual Growth 2000 to 2020	-0.2%	0.2%	0.3%
HOUSEHOLDS	2020 Estimated Households	2,749	23,066	49,649
	2025 Projected Households	2,590	21,756	46,752
	2010 Census Households	2,645	22,056	46,808
	2000 Census Households	2,545	19,846	42,609
	Projected Annual Growth 2020 to 2025	-1.2%	-1.1%	-1.2%
	Historical Annual Growth 2000 to 2020	0.4%	0.8%	0.8%
AGE	2020 Est. Population Under 10 Years	11.1%	11.6%	11.7%
	2020 Est. Population 10 to 19 Years	11.4%	12.7%	12.5%
	2020 Est. Population 20 to 29 Years	12.2%	11.9%	12.3%
	2020 Est. Population 30 to 44 Years	18.4%	18.5%	18.3%
	2020 Est. Population 45 to 59 Years	20.4%	20.3%	20.4%
	2020 Est. Population 60 to 74 Years	18.4%	18.3%	18.0%
	2020 Est. Population 75 Years or Over	8.0%	6.6%	6.7%
	2020 Est. Median Age	41.4	40.3	40.4
MARITAL STATUS & GENDER	2020 Est. Male Population	49.6%	49.0%	49.0%
	2020 Est. Female Population	50.4%	51.0%	51.0%
	2020 Est. Never Married	31.5%	29.2%	28.4%
	2020 Est. Now Married	44.5%	48.6%	49.4%
	2020 Est. Separated or Divorced	17.9%	15.5%	15.4%
	2020 Est. Widowed	6.1%	6.7%	6.8%
INCOME	2020 Est. HH Income \$200,000 or More	3.5%	4.9%	5.3%
	2020 Est. HH Income \$150,000 to \$199,999	4.7%	6.6%	6.9%
	2020 Est. HH Income \$100,000 to \$149,999	15.7%	16.3%	16.3%
	2020 Est. HH Income \$75,000 to \$99,999	13.7%	12.4%	12.8%
	2020 Est. HH Income \$50,000 to \$74,999	21.2%	18.3%	17.8%
	2020 Est. HH Income \$35,000 to \$49,999	11.1%	12.9%	12.9%
	2020 Est. HH Income \$25,000 to \$34,999	8.5%	8.4%	8.1%
	2020 Est. HH Income \$15,000 to \$24,999	10.9%	9.8%	9.3%
	2020 Est. HH Income Under \$15,000	10.7%	10.2%	10.7%
	2020 Est. Average Household Income	\$80,560	\$85,177	\$86,953
	2020 Est. Median Household Income	\$57,319	\$62,570	\$64,417
	2020 Est. Per Capita Income	\$34,500	\$36,920	\$37,491
	2020 Est. Total Businesses	361	1,659	3,109
2020 Est. Total Employees	4,449	24,992	40,792	

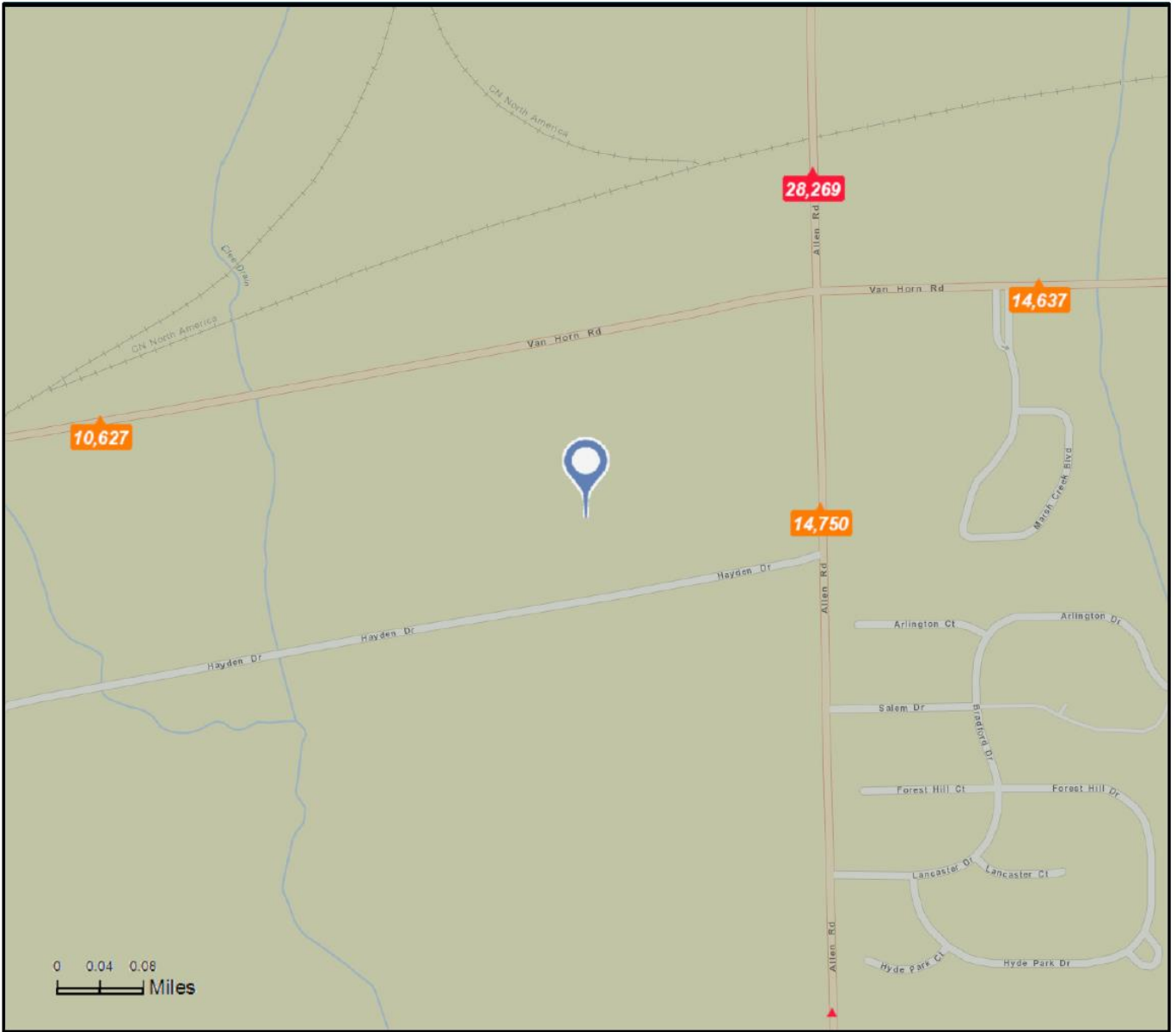


Allen Rd & Van Horn Rd

		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	80.3%	82.6%	82.1%
	2020 Est. Black	13.8%	10.1%	10.7%
	2020 Est. Asian or Pacific Islander	2.4%	3.6%	3.5%
	2020 Est. American Indian or Alaska Native	0.4%	0.4%	0.4%
	2020 Est. Other Races	3.1%	3.3%	3.2%
HISPANIC	2020 Est. Hispanic Population	315	2,946	6,356
	2020 Est. Hispanic Population	4.8%	5.5%	5.5%
	2025 Proj. Hispanic Population	5.2%	5.8%	5.8%
	2010 Hispanic Population	3.8%	4.4%	4.4%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	4,675	37,407	80,854
	2020 Est. Elementary (Grade Level 0 to 8)	2.7%	2.4%	2.4%
	2020 Est. Some High School (Grade Level 9 to 11)	4.0%	4.9%	5.4%
	2020 Est. High School Graduate	30.6%	30.1%	30.5%
	2020 Est. Some College	26.0%	25.9%	25.9%
	2020 Est. Associate Degree Only	13.5%	11.4%	10.6%
	2020 Est. Bachelor Degree Only	14.2%	15.5%	15.5%
	2020 Est. Graduate Degree	9.1%	9.8%	9.8%
HOUSING	2020 Est. Total Housing Units	2,884	24,225	52,228
	2020 Est. Owner-Occupied	66.9%	71.2%	70.0%
	2020 Est. Renter-Occupied	28.4%	24.0%	25.1%
	2020 Est. Vacant Housing	4.7%	4.8%	4.9%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	1.4%	1.4%	2.0%
	2020 Homes Built 2000 to 2009	8.4%	12.2%	11.7%
	2020 Homes Built 1990 to 1999	7.5%	11.7%	11.4%
	2020 Homes Built 1980 to 1989	7.5%	7.7%	7.5%
	2020 Homes Built 1970 to 1979	29.9%	20.5%	18.2%
	2020 Homes Built 1960 to 1969	17.9%	12.8%	12.5%
	2020 Homes Built 1950 to 1959	14.4%	17.6%	18.5%
	2020 Homes Built Before 1949	8.3%	11.4%	13.2%
HOME VALUES	2020 Home Value \$1,000,000 or More	-	0.1%	0.2%
	2020 Home Value \$500,000 to \$999,999	0.6%	1.4%	2.8%
	2020 Home Value \$400,000 to \$499,999	1.4%	1.5%	2.4%
	2020 Home Value \$300,000 to \$399,999	1.9%	4.2%	7.2%
	2020 Home Value \$200,000 to \$299,999	14.0%	20.1%	22.1%
	2020 Home Value \$150,000 to \$199,999	32.5%	29.0%	24.0%
	2020 Home Value \$100,000 to \$149,999	34.0%	25.3%	23.8%
	2020 Home Value \$50,000 to \$99,999	12.9%	12.9%	13.3%
	2020 Home Value \$25,000 to \$49,999	2.6%	4.5%	4.2%
	2020 Home Value Under \$25,000	2.3%	5.3%	6.0%
	2020 Median Home Value	\$144,600	\$151,611	\$165,479
	2020 Median Rent	\$711	\$689	\$705

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES





DIVISION 11. - I-2 HEAVY INDUSTRIAL DISTRICTS

Sec. 110-441. - Intent of district.

The I-2 heavy industrial districts are designed to accommodate manufacturing, assembling and fabricating activities where the nature, scale and intensity of activities are more likely to exert external effects on surrounding districts. Manufacturing, processing and compounding of semifinished or finished products from raw material as well as from previously prepared materials is permitted. These activities can involve those which require extensive heavy equipment and/or equipment which requires special installation, separation and operational considerations to minimize adverse impacts on surrounding uses and the community-at-large. This I-2 district also accommodates large scale and specialized facilities which have regional importance and therefore require additional consideration of transportation needs and impacts. The more intensive use characteristics of this I-2 district indicates a need to regulate operations and locations so as to protect and insulate more restrictive use districts, particularly residential, from adverse impacts. These operational and locational considerations reflect basic physical, functional and environmental concerns. The scale and nature of such activities, together with more intensive service functions and the potential need for expanded outdoor activities, also indicates a need to consider visual characteristics and impacts. Based upon these basic criteria, it is the intent of this I-2 district to establish principal permitted uses which are reasonably regulated with more standardized requirements and to require special use permit review and requirements for the more intensive heavy industrial uses which are more likely to exert adverse impacts on neighboring uses. Utilization of the special use permit will also permit some degree of latitude in determining appropriate requirements in differing situations.

(Ord. of 11-1-1967, § 12.0; Ord. of 8-4-1992, § 7)

Sec. 110-442. - Principal uses permitted.

While principal permitted uses in the I-2 district include heavier types of manufacturing activities whose external effects may extend beyond property lines, these uses, by right, are limited to those whose effects are more predictable and therefore capable of being regulated under more standardized requirements. Principal permitted uses are therefore more restrictive and provide primarily for uses which: do not involve the more extensive use or production of hazardous or toxic materials either as a processing agent, product component or as a byproduct, and do not involve a total employment of any one shift of more than 500 persons or uses which require more extensive outside storage. Unless otherwise provided for in this chapter, no land or building shall be used or erected except for one or more of the following specified uses:

- (1) All principal permitted uses and uses subject to special use permits as set forth in the I-1 light industrial district, subject to the schedule of regulations for this district, unless otherwise provided for in this I-2 district.
- (2) Manufacturing, processing, compounding, assembling, fabricating and finishing of semifinished or finished products from raw material as well as from previously prepared materials. Permissible activities and uses, unless otherwise regulated, include the following:
 - a. Machine and tool shops.
 - b. Hardware and cutlery.
 - c. Clothing manufacturing.
 - d. Automotive parts and supplies.
 - e. Stamping, screw machine operations and automotive assembly activities, provided that there is no evidence beyond the property line by reason of dust, odor, noise, fumes or vibrations.
 - f. Household goods and furnishings.
 - g. Electronic equipment and supplies.
 - h. Similar uses and activities to the ones in this section.
- (3) Any other production, processing, servicing, repair or other use or activity similar to the above ones in this section and which complies with all other applicable regulations and requirements.
- (4) Accessory structures and uses customarily incidental to the uses in this section.

(Ord. of 11-1-1967, § 12.1; Ord. of 8-4-1992, § 7)

Sec. 110-443. - Uses permitted subject to special use permits.

The increased intensity of uses which may be considered under I-2 heavy industrial usage presents a wider array of activities and facilities which can exert differing impacts on the site, the surrounding area, the community and the environment. For those reasons, a variety of more intensive industrial facilities will require review and approval under a special use permit. Requirements and procedures are set forth in division 5 of article V of this chapter, which are further supplemented by requirements and guidelines as set forth in the following:

- (1) Manufacturing uses and activities, as permitted in this division, which provide for 500 or more employees on any one shift shall provide a site plan which properly provides for:
 - a. A coordinated circulation plan which provides for employee and service vehicular movements which will avoid conflicts with traffic movements on abutting public thoroughfares providing access to the site.
 - b. Ingress and egress to the site which shall be from a major thoroughfare as designated on the city master plan. Any such access points shall be carefully coordinated with street intersections and other driveways in the area.

- c. Projected traffic patterns in the area which shall not create adverse impacts on minor residential streets in the neighboring area or the community-at-large.
 - d. The site plan which provides proper relationships and transition areas between proposed uses on the site and existing and potential uses in the surrounding areas. The placement of large building masses or more intensive use areas in closer proximity to more restrictive use districts, particularly residential districts, should be accompanied by mitigating transitional devices such as enhanced greenbelts, increased setbacks or a combination of these alternatives.
 - e. Site design proposals which shall be coordinated with appropriate public agencies, and the applicant shall utilize the services of a qualified traffic engineer in the site plan preparation process.
- (2) Any uses which involve materials regulated by federal or state agencies shall file necessary documentation with the city fire marshal.
- (3) Uses which utilize materials or operations which may represent increased hazards to employees and/or the environment shall present a written plan for containment and control of these materials on the site and from contact with employees together with preventive measures proposed to prohibit their leaking or discharge onto the ground, into drains, wetlands or floodplains. Drawings shall be included as part of the plan when necessary. Activities which are considered more hazardous are as follows:
 - a. Chemical plants.
 - b. Lime, gypsum or plaster manufacturing and/or storage.
 - c. Oil/petroleum refining and/or storage.
 - d. Coal, coke and fuel storage.
 - e. Paint and varnish manufacturing and/or warehousing.
 - f. Dry cleaning plants.
 - g. Corrosive or acid alkali manufacturing and/or storage.
 - h. Corrosive gases manufacturing and/or storage.
 - i. Food processing plants.
 - j. Animal feeding and/or processing facilities.
 - k. Lumber and planing mills.
 - l. Paper and cardboard manufacturing/processing plants.
 - m. Brewing and/or distillation facilities.
 - n. Metal cleaning, polishing and plating facilities.
 - o. Junkyards and scrap yards.
 - p. Power generating plants.
 - q. Composting operations.
 - r. Incinerators.
 - s. Blast furnaces, steel furnaces, blooming or rolling mills or smelting operations.
 - t. Radioactive material production.
 - u. Tire manufacturing or processing facilities.
 - v. Other uses similar to the ones in this section which utilize or produce any hazardous or toxic material or emissions in any manufacturing, servicing, processing, warehousing or repair activities.
- (4) Junkyards and places so-called, for the dismantling, wrecking, storage and disposing of junk and/or refuse materials, subject to the following additional requirements:
 - a. Any such area shall be located at least 300 feet from the boundary of any I-2 heavy industrial district.
 - b. Any such out-of-doors area shall be located at least 100 feet from any public road right-of-way and shall be so situated and screened that any materials located within any such area is not visible from any neighboring residential districts or from any passing traffic on adjacent or neighboring thoroughfares, bridges or overpasses.
 - c. Any of the junk material located at such a facility shall be placed within a building or within an area enclosed by an eight-foot high decorative masonry wall, a totally obscuring greenbelt or a totally obscuring berm and greenbelt in combination.
 - d. No junk or material located within any outdoor area shall be stacked higher than the enclosing device or eight feet, whichever is less.
 - e. All junk shall be stored in such a fashion as to prevent the burrowing of rodents and other vermin under or within the junk.
 - f. All junk shall be so arranged as to provide and maintain necessary yearround emergency access routes throughout all storage areas, as determined by the city fire marshal.
 - g. No hazardous or toxic materials shall be discharged, allowed to leak or otherwise be released to the ground or air. The storage and disposal of all such materials shall be in full accordance with all federal, state and local requirements. Any areas occupied by parts containing hazardous materials shall be so designed and constructed as to preclude any such material from penetrating into the soil or otherwise entering the environment.
- (5) Uses such as truck terminals, contractors yards, heavy equipment sales and service, major auto and truck repair facilities, lumberyards or service

industries which involve open storage/loading and service areas which exceed 20 square feet for each 1,000 square feet of principal building area shall be subject to the following additional standards and guidelines:

- a. Any such areas shall be located in the rear yard and shall be located at least 300 feet from any residential district boundary or 100 feet to any public thoroughfare right-of-way line.
 - b. Any such area shall be obscured from view from public thoroughfares and neighboring nonindustrial districts by an eight-foot high decorative masonry wall, a totally obscuring greenbelt or a totally obscuring berm and greenbelt in combination.
 - c. Materials stored within any such area shall be limited to the height of the obscuring device; this excludes trucks or equipment which is typically manufactured to a greater height. In the case of equipment, such as cranes or lift devices which may be extended to a greater height, they shall be stored in the lowest possible configuration.
 - d. When considering outside storage areas which contains larger quantities or volumes of large manufactured equipment (higher than eight feet in height) or is extensive in size, locations should be sought which minimizes their visibility from public thoroughfares and neighboring residential districts. Sites which are readily visible from roadway overpasses should be avoided or extensive greenbelt plantings should be distributed about the site to reduce the visual impact of a vast paved industrial area.
 - e. Points of ingress and egress shall be coordinated with traffic and turning movements in the area. There shall not be any displays of any items in required front yard greenbelts.
- (6) Flexible land uses to be considered in this district shall be evaluated upon their compatibility and conformance with the spirit and intent for planning and zoning as set forth in the city's master plan together with accepted principles of land use planning. It will remain imperative that any proposal(s) to expand the range of uses permitted will be reflected in plans and land use arrangements that provide areas of such size and arrangement that there is compatibility provided between the uses proposed together with neighboring uses and traffic ways. Uses to be considered with other basic requirements and procedures area as follows:
- a. *Basic uses and requirements.* In addition to those of this section and district:
 1. Uses as set forth and regulated in the IRO Industrial, Research and Office District and I-1 Light Industrial District.
 2. Manufacturing/warehousing facilities that functionally benefit from providing a showroom and sales area that is integrated into the overall business operation and customer convenience.
 3. Residential uses that are of such size, shape, type and location that their inclusion represents a logical and desirable attribute of the overall site plan and compatibility within the site and with the neighboring areas. Since the I-2 district provides for outside storage and more intensive industrial activities particular attention shall be focused on factors of land use compatibility. Residential garages shall be de-emphasized or side/rear facing.
 4. Careful consideration shall be given to the orientation of the proposed use(s) with respect to setbacks, sizing of the respective properties, buffering between uses, proper separation of traffic patterns both on site and with respect to adjoining areas. Again, due to the wider range of more intensive industrial activities permitted in the I-2 Heavy Industrial District very careful consideration shall be given to the provisions of proper and compatible land use arrangements.
 5. Increased density may be allowed in exchange for greater retention of open green space.
 6. Retention of existing beneficial vegetation and natural resources is required to the extent possible. Non-motorized pathways should also be included and comply with the American with Disabilities Act.
 7. A traffic analysis shall be provided in conformance with the standards set forth elsewhere in this section.
 8. All uses shall conform with the restrictions set forth for the I-2 Heavy Industrial district. However, the intermingling or abutting of lower density uses with more intensive industrial uses shall be given particular attention with respect to compatibility between uses.
 9. Applicants shall be aware that due to the greater divergence of potential uses permitted under this option that a set of development restrictions, guidelines and any cross easement agreements will be required for city attorney review and approval prior to any final approvals.
 - b. *Concept plans.* The first step in seeking approval of a flexible use is the preparation of a concept plan in accordance with the basic requirements set forth below. The planner will prepare an analysis of the plans for planning commission review and approval. Following such review the city council shall review the concept plan and planning commission comments and make a decision on the concept plan. Required information is as follows:
 1. A list of the principals involved including their names, addresses, phone numbers of the: primary contact person, the site engineer, site planner, landscape architect and traffic engineer.
 2. A site inventory map that includes:
 - i. Existing trees of six inches or more in caliper and/or groupings of trees that may serve as buffers or be incorporated into a landscape plan;
 - ii. Wetland and/or floodplain areas that will influence site design;
 - iii. Any other natural features that will assist in developing a site plan that reflects concern for the environment;
 - iv. Any existing development to be retained.
 3. A preliminary site plan indicating preliminary layout of building footprint areas, parking areas and loading areas. Indicate the type of use proposed with an estimate of size and nature of construction materials to be used. Indicate any departures contemplated from existing zoning ordinance requirements and any mitigating considerations.

4. Indicate on the site plan planned points of ingress and egress to the site and significant interior site circulation patterns. Preliminary results of the provided.
 5. Indicate plans to incorporate existing vegetation, wetland and floodplains into a comprehensive site plan. A summary of the methods and materials to be used in providing compatibility and buffering between proposed use(s) and neighboring areas.
 6. Provide a narrative summary of architectural features and concepts to be used in the development along with the basic building materials to be used. Illustrative drawings, if available, will be helpful.
 7. An estimated time schedule for completion of the various phases of design and construction work.
 8. Acknowledgement by the applicant of the need for any protective covenants and cross-easement agreements for a planned unit type of development with diverse ownership.
 9. The applicant shall request a predevelopment meeting with a gathering of city officials to facilitate more efficient design and construction associations.
 10. If the city determines that significant changes are necessary in the concept site plan they reserve the right to require modified plans be submitted in accordance with the discrepancies noted. If the changes are essentially minor in nature the applicant may proceed with preparation of the final site plan and information for the special use permit public hearing. The applicant shall also be aware that approval of the concept plan or final site plan does not infer or grant approval of any engineering, building, public safety or any other required agency approvals; therefore, they should maintain an ongoing relationship with appropriate authorities.
- c. *Final site and development plan.* Following receipt of final concept plan approval or conditioned approval the applicant may proceed with preparation of the final site plan documents and information for the special use permit public hearing subject to compliance with all noted conditions of approval. Completed copies of the site plan and special use permit application forms shall be provided.
1. The site and building plans shall conform to all zoning ordinance requirements unless otherwise specifically waived and include any mitigation measures required by the traffic study.
 2. The final traffic study shall be reviewed and conditionally approved by the city prior to scheduling the public hearing.
 3. Illustrative boards shall be prepared for the public hearing(s) providing information on the site plan, building elevations, building materials, lighting plan and traffic patterns and improvements.
 4. The applicant shall have submitted all necessary protective covenants and/or cross-easement agreements for city attorney review and approval in sufficient time prior to the hearing for comment.
- (7) Uses similar to the ones in this section subject to the establishment of appropriate standards and requirements.
- (8) Accessory structures and uses incidental in size and function to the regulated uses in this section.

(Ord. of 11-1-1967, § 12.2; Ord. of 8-4-1992, § 7; Ord. No. 08-121, § 2, 7-1-2008; Ord. No. 09-040, 4-7-2009)

Sec. 110-444. - Required conditions.

Unless otherwise specifically modified, the following conditions and requirements are applicable to all permitted uses in the I-2 district:

- (1) All manufacturing and other permitted uses shall be conducted within a completely enclosed building, unless otherwise provided for.
- (2) The outside storage of pallets or containers incidental to the principal permitted use shall be permitted when the following conditions are met:
 - a. Any such area shall be located within the rear yard and shall not be visible from any residential district or public thoroughfare.
 - b. The total amount of land occupied by such storage use shall not exceed 50 square feet for each 1,000 square feet of principal building area.
 - c. The area occupied by such storage shall be enclosed by at least a chainlink fence on those sides abutting other heavy industrial uses. On those sides visible to a public thoroughfare or a residential zoning district, a decorative masonry screen wall, totally obscuring greenbelt, berm or greenbelt and berm in combination shall be provided which is between six and eight feet in height.
 - d. Any materials placed within the required screening shall be limited to the height of the screen device.
- (3) All uses and activities as provided for in this section shall comply with all provisions relative to hazardous and toxic materials.
- (4) The outside parking and/or storage of trucks, semitractors and trailers shall not exceed one such vehicle for each 3,400 square feet of floor area in principal use buildings when such areas are visible from public thoroughfares or residential use districts. Any such area shall be screened by a decorative masonry wall, greenbelt, berm, or berm and greenbelt in combination.
- (5) All activities shall be limited to those which do not prevent or inhibit the reasonable use and enjoyment of other properties in the area.
- (6) See articles IV and V of this chapter for regulations governing height, setback, lot requirements, parking, loading, landscaping, screening, signage, site plan and other related requirements for I-2 districts.

(Ord. of 11-1-1967, § 12.3; Ord. of 8-4-1992, § 7)

Secs. 110-445—110-470. - Reserved.

DIVISION 7. - B-2 COMMUNITY BUSINESS DISTRICTS

Footnotes:

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Cross reference— *Businesses, ch. 22.*

Sec. 110-321. - Intent of district.

The B-2 community business district is intended to permit a wider range of business activities and services than is permitted in the local business district. Community business uses generally reflect larger facilities and/or more intensive activities, serve a larger trade area, generate more traffic and therefore require additional considerations with respect to relationships to neighboring residential uses as well as other nonresidential uses. These B-2 districts are generally characterized by an integrated or planned clusters of establishments served by a common parking area and also tend to generate other major and/or ancillary shopping facilities in nearby areas. The aggregate effect is to create a wider range of consumer shopping opportunities and thereby a stronger drawing power which consequently results in more intensive land use and traffic patterns. In order to most effectively meet these objectives, such B-2 districts are typically placed in locations easily accessible to several major thoroughfare routes with proper attention given to reasonable transitions to abutting residential uses.

(Ord. of 11-1-1967, § 9.0; Ord. of 8-4-1992, § 3)

Sec. 110-322. - Principal uses permitted.

Uses as permitted in the B-2 district shall include retail and service establishments dealing directly with consumers, and all such activities shall be conducted wholly within completely enclosed buildings, unless otherwise specifically provided for. Uses included with those principal uses are as follows:

- (1) All principal permitted uses in the O-1 office and the B-1 local business districts subject to the regulations as set forth for the B-2 district.
- (2) Retail stores furnishing: clothing, shoes, gifts, appliances, furniture, supermarket type stores, etc. Warehousing of merchandise shall not occupy more than 25 percent of the usable floor of the facility unless it is totally utilized in fulfilling retail sales activities at that specific location; warehousing for distribution to other sales facilities is not permitted.
- (3) Service establishments (including showroom/office/workshop) of activities such as: decorator, printer, upholsterer, photo reproduction, home appliance and electronics repair, baker, electrician, plumber or other similar activity. Warehousing and/or repair activities shall be limited to not more than 25 percent of the usable floor area.
- (4) Theaters, assembly halls, concert halls, private clubs or lodge halls, or similar places of assembly.
- (5) Restaurants, or other places serving food and/or beverages (except those having the character of a drive-in or drive-through).
- (6) Schools (business, commercial, trade, music or dance).

- (7) Radio and television studios, without construction yards.
- (8) Health and athletic clubs.
- (9) Medical or dental clinics.
- (10) Other uses which are similar to the uses in this section and which conform to the intents and purposes of this B-2 district.
- (11) Accessory structures and uses customarily incident to the permitted uses in this section.

(Ord. of 11-1-1967, § 9.1; Ord. of 8-4-1992, § 3)

Sec. 110-323. - Uses permitted subject to special use permits.

While the basic nature and character of this B-2 district reflects more intensive land uses, the underlying intent is to create proper functional and physical environments which can meet the needs of both larger market areas while providing compatibility with neighboring land uses and the community-at-large. There are additional uses which may under certain situations and/or conditions be compatible with the basic intent of this B-2 district. Such uses, however, require special review and consideration of their particular characteristics and attributes and as they relate to the neighboring uses and areas and the community-at-large. The following review criteria and requirements are intended to supplement other provisions of this chapter, particularly division 5 of article V of this chapter, special use permits, under which any such use will be processed for approval.

- (1) Open air businesses for the sale of trees, shrubbery, plants, flowers, fruits and vegetables, and landscape supplies. Any such business shall be operated as an accessory use to a principal permitted use occurring within a completely enclosed building. Display and sales areas shall be located contiguous to the principal building and shall observe all setbacks required of a main building. All outside display and sales areas shall be maintained in a neat and orderly condition, loose materials such as dirt, gravel or other bulk supplies shall be limited to not more than ten percent of the outside display and/or sales area and must be located within approved storage bins or other devices. No outside display and/or sales items shall be stacked or stored to a height exceeding six feet in height and shall be so located as to not restrict proper and safe vehicular and pedestrian visibility and movements. Parking shall comply with all municipal requirements including hard surfacing. If dual use of parking areas is proposed, it shall be demonstrated that the sufficient parking is available for site uses during all authorized periods of outside sales and/or displays.
- (2) Out-of-doors recreational and/or entertainment facilities such as: miniature golf, golf driving range, waterslides, go-cart tracks, children's amusement parks, batting cages, children's theaters or similar facilities may be considered when part of a planned commercial development. While recreational uses may provide a valuable element in community living, they may also generate abnormally high levels of traffic, noise, lights, vibrations, odors and pedestrian conflicts in an area which could not reasonably tolerate such intrusions without suffering adverse functional and financial impacts. Therefore, the consideration of any such request shall include specific attention to factors such as: attendance characteristics, duration of use, site and/or lighting, traffic volumes and movements, hours of operation, noise levels and controls, fencing and other transition devices, traffic and/or crowd control, both on-site and in adjacent areas.

- (3) New car dealerships, provided that such areas are so located as to avoid disruptions to convenient vehicular and/or pedestrian patterns utilizing adjacent retail shopping areas. In addition, the structural arrangement and/or design of service buildings on-site shall prevent or minimize the visibility of numerous vehicular service doors from adjacent public thoroughfares. Service areas shall be so located and operated as to avoid adverse effects on neighboring uses; particularly residential areas during night hours. Speaker systems which may be heard outside the building shall be used for paging only, shall not exceed 50 decibels at the property line and shall not be used between the hours of 9:00 p.m. and 8:00 a.m. There shall be no outside storage of discarded parts, supplies, partially dismantled cars or other unsightly objects.
- (4) Rental facilities offering cars, trucks, other vehicles and/or equipment are permitted subject to: display areas being setback at least 15 feet from any right-of-way line or from any residential district. Representative samples of different rental items may be permitted in the front yard, but extensive quantities of duplicate items shall be stored in the side and rear yards. Screening of equipment rental storage areas in side and rear yards shall be required from all residential districts and from O-1, B-1 and other B-2 districts.
- (5) Incidental vehicular repair and/or service facilities dealing primarily with family type vehicles are permitted when such activities are accessory to a major retail establishment which is developed as part of a planned retail center. Repairs are limited to those which typically can be completed in one day and does not involve partially dismantled vehicles being stored out-of-doors on-site which awaiting parts and/or repairs. Not more than one vehicle per service stall may be parked out-of-doors overnight and then only on the night before it is repaired. No discarded parts and/or supplies shall be stored out-of-doors. The types of services and supplies provided shall not create any environmental hazards or other detrimental effects on neighboring properties or the community-at-large by virtue of smoke, odor, dust, fumes, noise, vibrations, intermittent flashing lights, toxic materials or any other adverse influence.
- (6) Gasoline filling stations are permitted which can demonstrate that they are incidental to a planned shopping center development and are so located that they are accessed primarily from major points of ingress and egress to the commercial center and/or from peripheral drives around the parking lot of the planned center. No repairs or servicing are to be permitted, and there shall be no outside storage of parts, supplies, display items, other items for sale or distribution, trash or other discards.
- (7) Veterinary hospitals are permitted when it can be demonstrated that no adverse effects will be generated due to: animal noises outside the building, no objectionable odors and/or fumes are created as the result of any incineration activities, and/or the storage of animal wastes.
- (8) Drive-through type facilities providing multiple service window positions and/or frequent vehicular turnovers are permitted when it can be demonstrated that: the use is incidental to an interior sales and/or service operation which is the principal and dominant land use activity on the site; proper and safe vehicular stacking, parking, servicing and circulation is provided for vehicles and between vehicles and pedestrians both on site and with respect to adjoining properties; and points of ingress and egress

to the site shall also be so designed and arranged as to avoid any adverse impacts on adjacent properties, thoroughfares, sidewalks and/or intersections. All communication systems shall be so designed and operated as to avoid creating any adverse effects on adjacent properties.

- (9) Arcades and/or coin-operated amusement centers may be permitted subject to compliance with all other municipal requirements and that the proposed use: is so located as not to interfere with convenient and uninterrupted vehicular and pedestrian movements in the area; and will operate in such a manner as to avoid conflicts with other nonresidential uses and public, quasi-public and residential uses in neighboring areas, and the community-at-large. The operator and property owner of the premises and parking area involved shall indicate their complete agreement to provide any necessary interior and exterior supervision and security to avoid any conflicts with neighboring nonresidential and residential uses which may occur during any stage of the operation and may be the reason for termination of the subject special use permit if not resolved to the city's satisfaction within a reasonable period of time.
- (10) A living unit accessory to a use permitted within this B-2 district when such is essential to the normal and routine operation of the principal permitted activity.
- (11) The sales and/or administrative offices of a heating, plumbing, electrical contractor, together with a limited workshop not occupying more than 25 percent of the total floor area, may be considered when it can be demonstrated that the proposed use will not result in: the creation of any form of a contractor's yard and/or distribution center; any discarded materials and/or supplies shall not be stored out-of-doors; any trailers and/or mobile offices being stored out-of-doors on the site overnight; any adverse effects on neighboring properties due to noise, intermittent lights, vibrations, odors, fumes, dust, hours of operation, and hazardous materials; any violation of any other requirement of this chapter; or any other requirement of the city.
- (12) Uses permitted in the O-1 office and B-1 local business districts by special use permits may be permitted under similar review and approval procedures and requirements in this B-2 district if not already permitted or provided for in this section.

(Ord. of 11-1-1967, § 9.2; Ord. of 8-4-1992, § 3)

Sec. 110-324. - Required conditions.

Unless otherwise modified through a special use permit, the following conditions and requirements are applicable to all permitted uses in the B-2 district:

- (1) All uses shall occur within a completely enclosed building, unless otherwise specifically permitted, under no circumstances shall any outside activities constitute any hazards to health, serve to attract or harbor animals, rodents or otherwise create any undesirable effects which adversely influences any adjacent properties and/or the community-at-large.
- (2) The outside parking and/or storage of any commercial vehicles, cars, vans, trailers, equipment, or any other moveable or transportable items shall be limited to those which are: necessary and accessory to the principal permitted use, fully operable, licensed when such is required by law for highway use, removed from the site for more than 75 percent of the time during normal business hours, located in a side or rear yard, shall not violate any signage limitations imposed by this chapter; and shall not be

located in any required parking, service, greenbelt or environmental sensitive area. Unless otherwise specifically provided for, the outside parking or storage of any such item overnight shall be limited to licensed vehicles only. No more than five such vehicles may be stored outside overnight, subject to the following conditions: they are located in a rear or side yard and are screened from view of adjacent office, commercial and residential use districts and public thoroughfares.

- (3) Unless specifically authorized, no items shall be displayed outside for sale, lease, gift and/or promotional purposes.
- (4) All activities shall be conducted in such a manner as to avoid being a nuisance and/or otherwise adversely effect adjacent properties and/or the community-at-large.
- (5) In addition to the conditions required in this division, see articles IV and V of this chapter for regulations governing height, setback, lot requirements, parking, loading, landscaping, screening, signage, site plan and other related requirements in the B-2 district.

(Ord. of 11-1-1967, § 9.3; Ord. of 8-4-1992, § 3)

Secs. 110-325—110-350. - Reserved.

