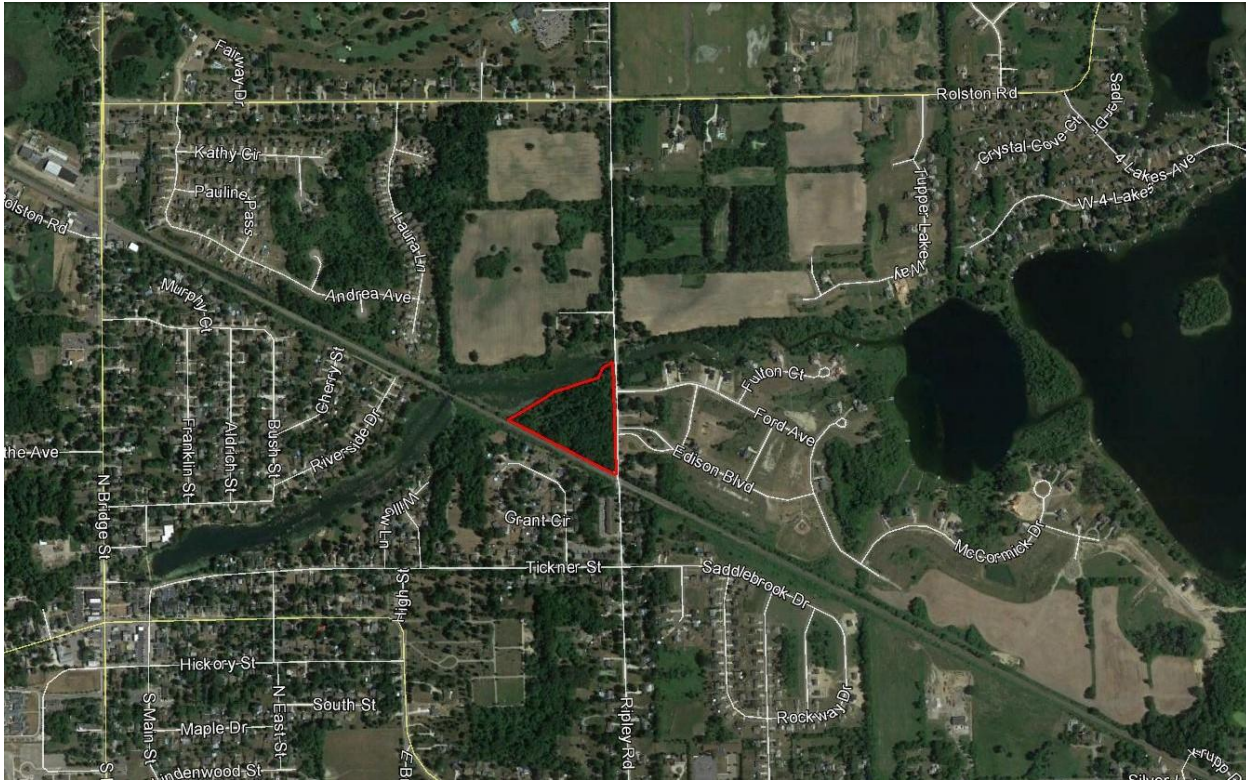


# HIGH DENSITY MULTI-FAMILY LAND FOR SALE



**MILL POND**

**Ripley Road, S. of Rolston**

**Linden, MI**

**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](http://www.insitecommercial.com)

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**Ripley Rd., S. of Rolston**  
**Linden, MI**

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# PROPERTY SUMMARY

**Location:** Mill Pond  
Ripley Road, S. of Rolston  
Linden, MI

**Parcel ID:** 61-20-200-010

**Total Land Size:** +/-8.5 Acres

**Sale Price:** 990,000

**Utilities:** All available

**Zoning:** R-4 High Density Mutli-Family Residential

**School District:** Linden Community Schools

**Property Taxes:** \$9,004 Annually (includes special assessment for paving until 2020 of +/- \$5,000 per year)

## Demographics within

**a 5 mile radius:** Population: 42,639 Persons  
Households: 17,344 Homes  
Avg. HH Income: \$87,290 Annually

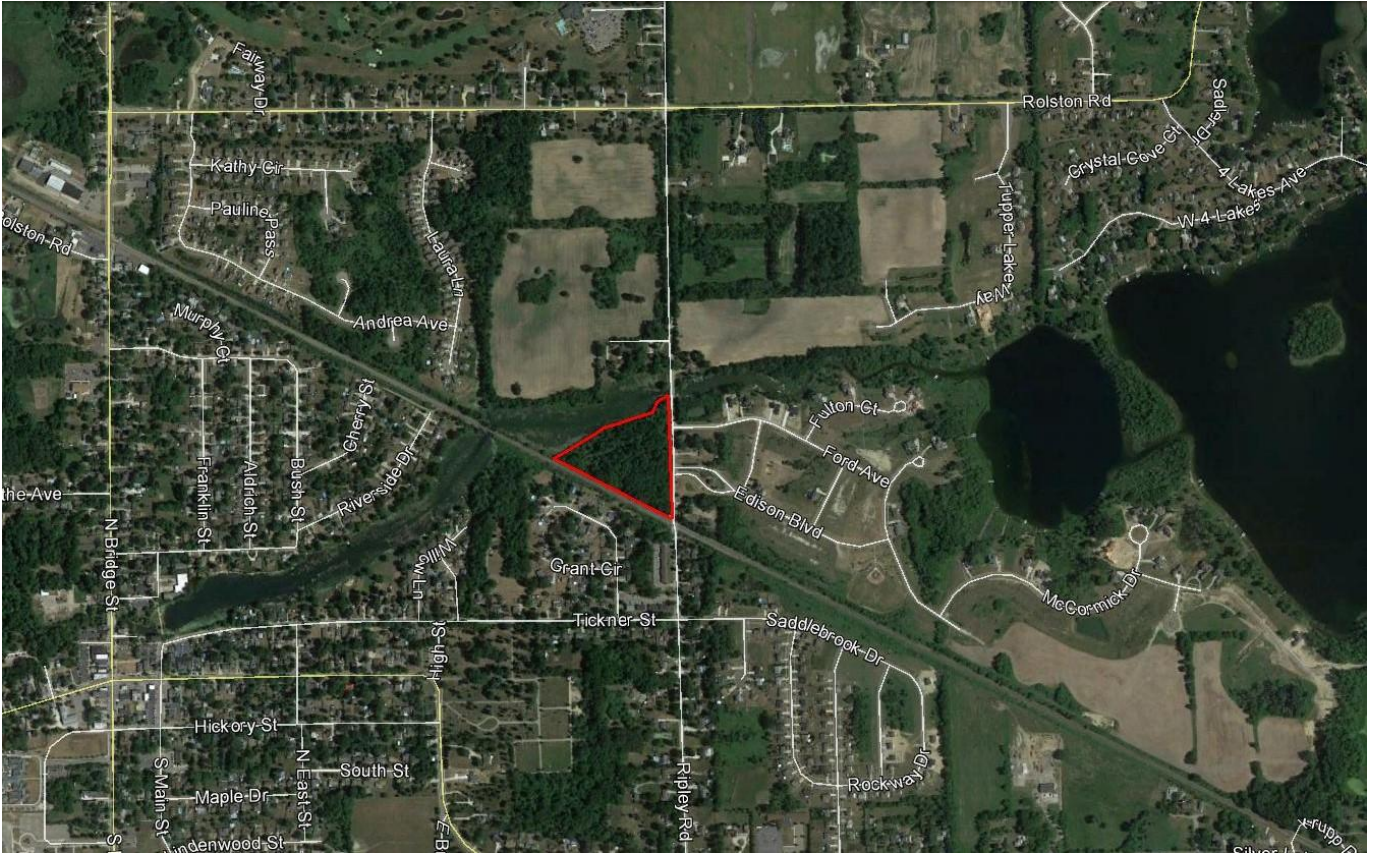
**Comments:** +/-8.5 Acres located west off of Ripley Road, south of Rolston Road. The property has +/-1,000 ft. of frontage on the Shiawassee river and is directly across the street from Ponemah Lake Estates. The development could accommodate up to +/-90 residential units and the city is open to single family, condos, apartments, mixed development or senior/assisted living.

For Information Contact:

**Randy Thomas**  
**248-359-9000**



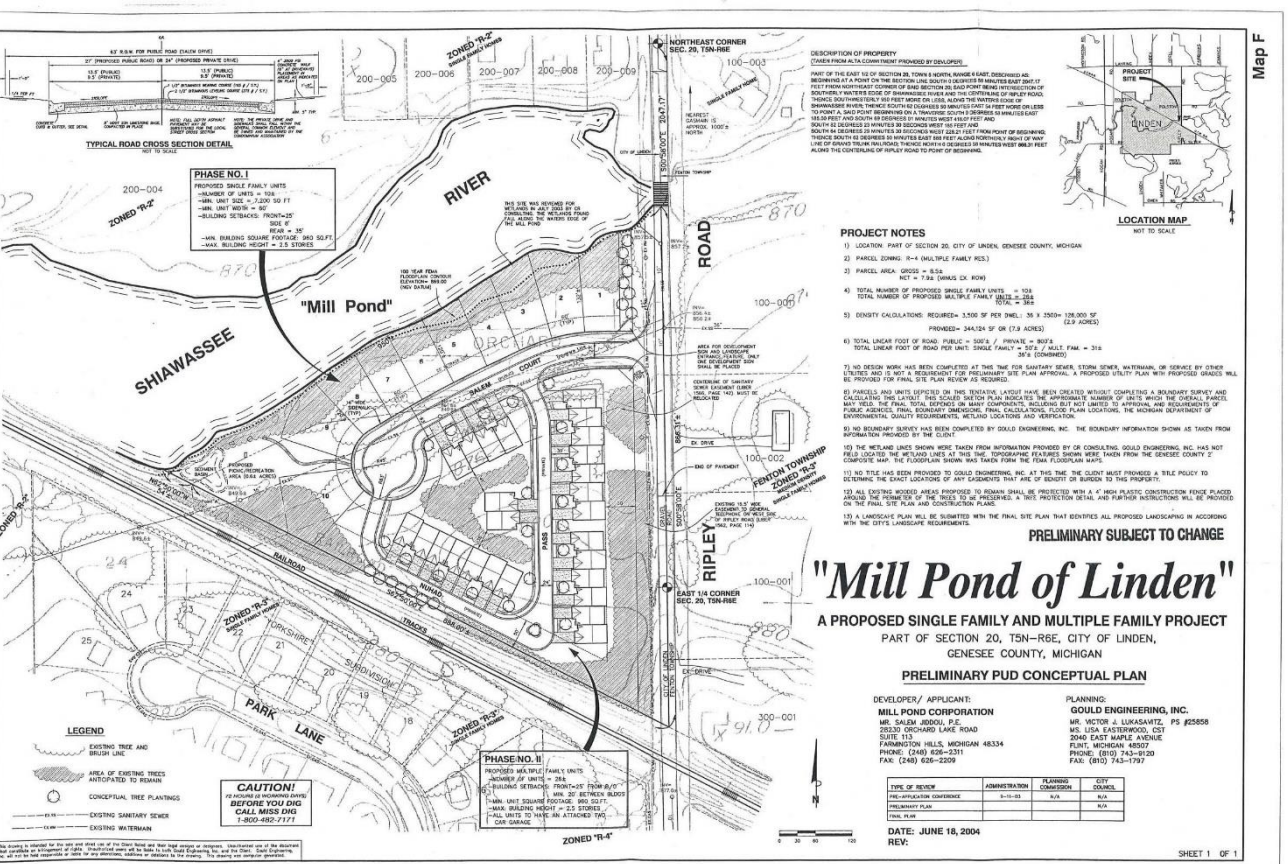
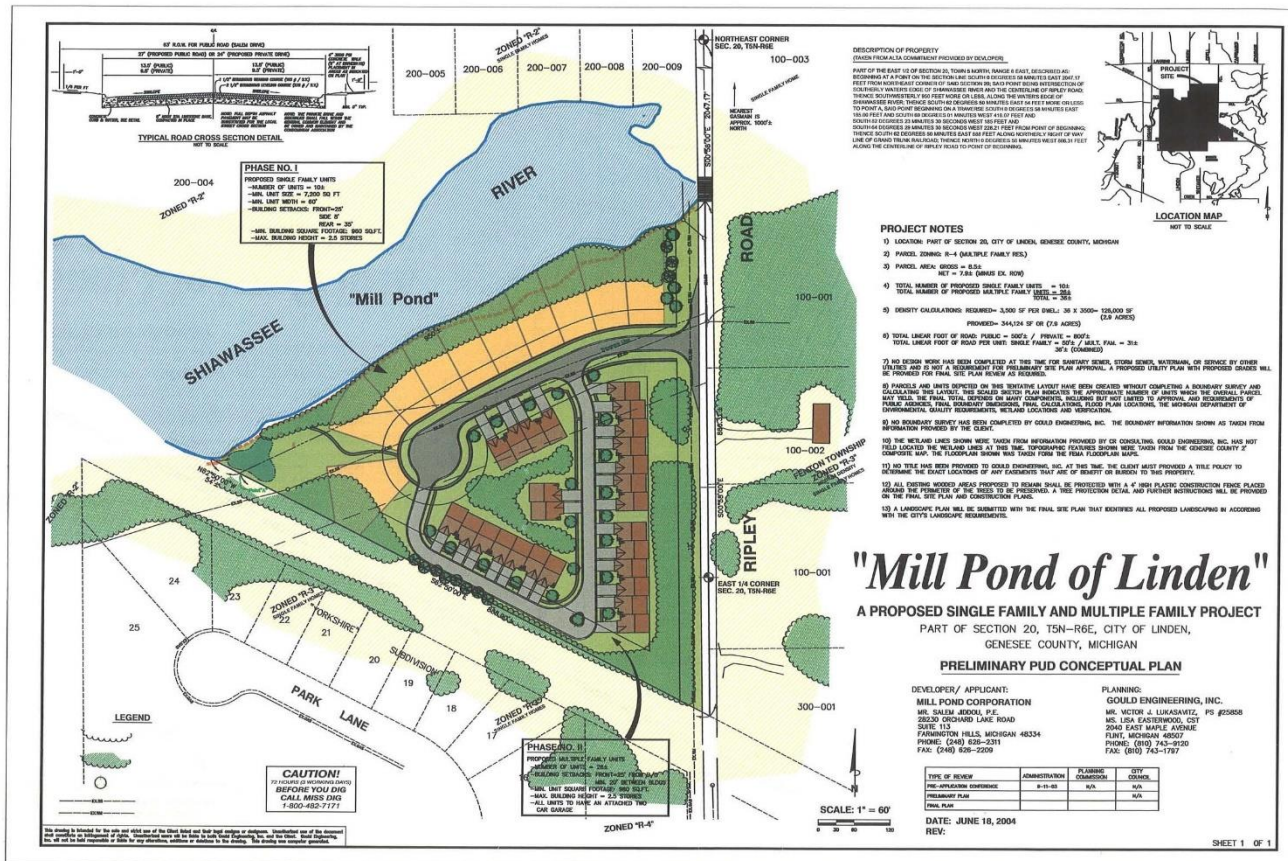


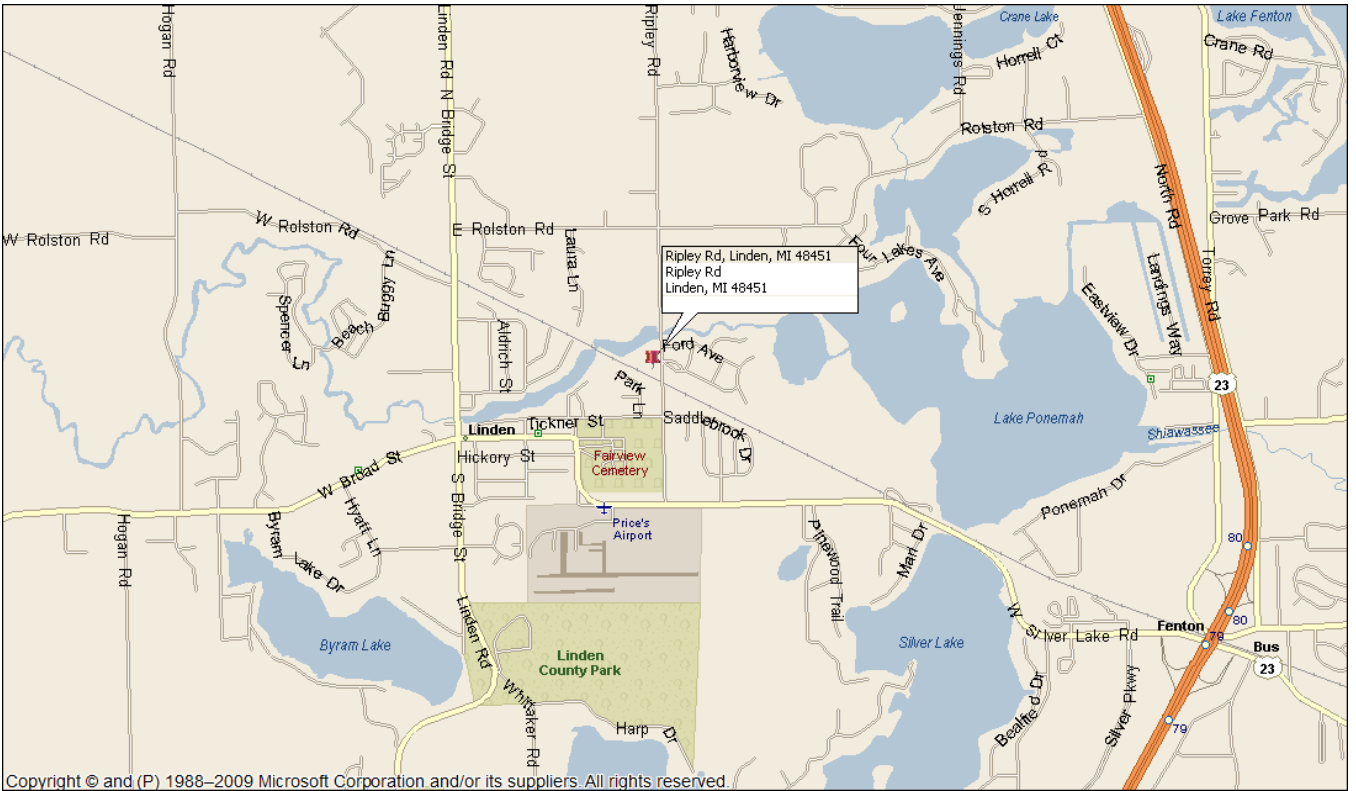




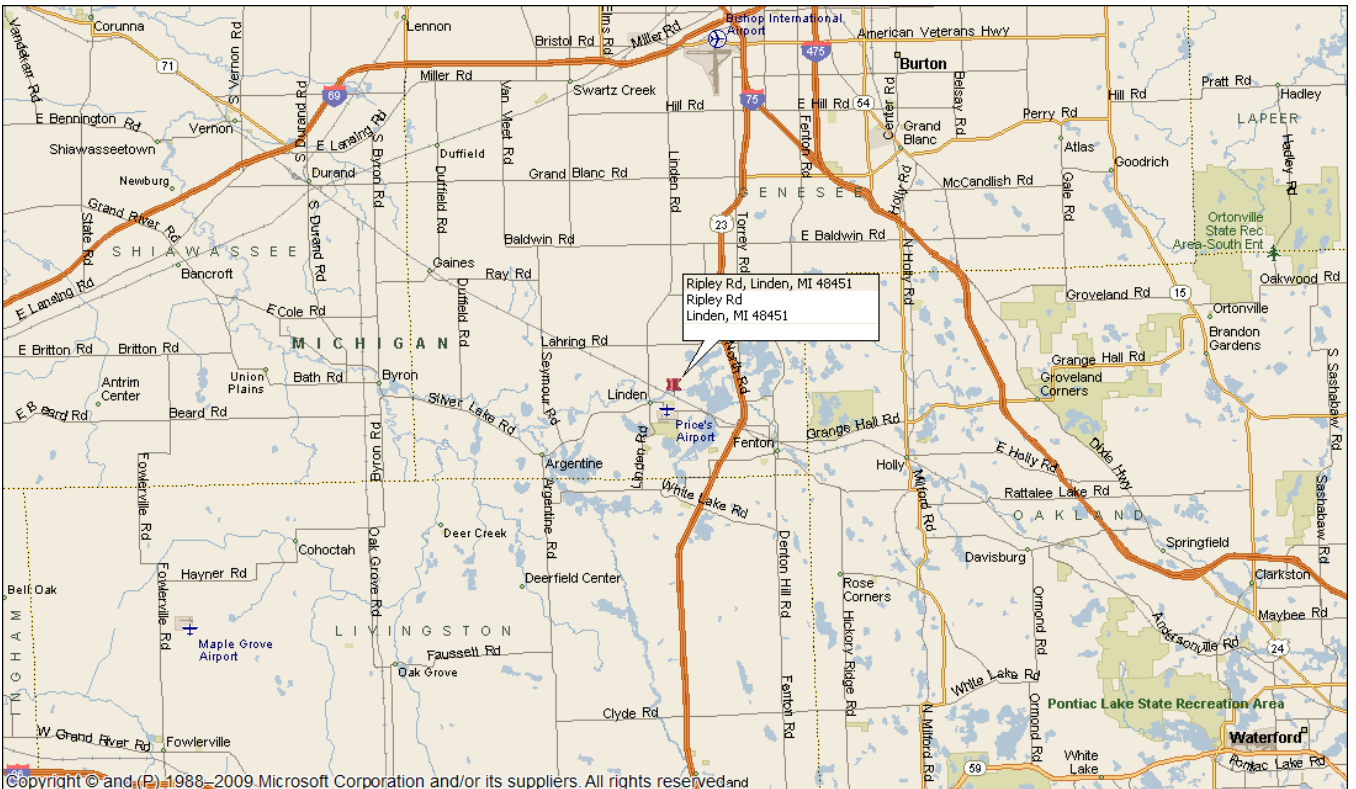


# SITE PLAN





### Local Map



### Regional Map



## SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.8184/-83.7675

RS1

Ripley Road		1 mi radius	3 mi radius	5 mi radius
Linden, MI 48451				
POPULATION	2017 Estimated Population	3,171	21,644	42,639
	2022 Projected Population	2,999	20,626	40,920
	2010 Census Population	3,280	21,847	43,049
	2000 Census Population	2,548	17,743	36,779
	Projected Annual Growth 2017 to 2022	-1.1%	-0.9%	-0.8%
	Historical Annual Growth 2000 to 2017	1.4%	1.3%	0.9%
	2017 Median Age	39	41.1	41.3
HOUSEHOLDS	2017 Estimated Households	1,283	8,949	17,344
	2022 Projected Households	1,256	8,801	17,137
	2010 Census Households	1,268	8,689	16,874
	2000 Census Households	994	6,893	13,984
	Projected Annual Growth 2017 to 2022	-0.4%	-0.3%	-0.2%
	Historical Annual Growth 2000 to 2017	1.7%	1.8%	1.4%
RACE AND ETHNICITY	2017 Estimated White	95.6%	94.6%	95.1%
	2017 Estimated Black or African American	1.3%	1.7%	1.4%
	2017 Estimated Asian or Pacific Islander	0.5%	1.0%	0.9%
	2017 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.3%
	2017 Estimated Other Races	2.2%	2.4%	2.2%
	2017 Estimated Hispanic	2.4%	2.4%	2.5%
INCOME	2017 Estimated Average Household Income	\$88,562	\$86,515	\$87,290
	2017 Estimated Median Household Income	\$65,332	\$70,154	\$69,315
	2017 Estimated Per Capita Income	\$35,896	\$35,898	\$35,636
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.5%	1.4%
	2017 Estimated Some High School (Grade Level 9 to 11)	2.6%	4.8%	4.6%
	2017 Estimated High School Graduate	30.2%	25.8%	26.9%
	2017 Estimated Some College	22.6%	24.2%	25.1%
	2017 Estimated Associates Degree Only	11.9%	11.6%	11.3%
	2017 Estimated Bachelors Degree Only	19.0%	20.6%	19.4%
	2017 Estimated Graduate Degree	12.4%	11.4%	11.3%
BUSINESS	2017 Estimated Total Businesses	78	839	1,500
	2017 Estimated Total Employees	665	7,747	12,751
	2017 Estimated Employee Population per Business	8.6	9.2	8.5
	2017 Estimated Residential Population per Business	40.9	25.8	28.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.







## 4.4.2. R-4, Multiple Family Residential District

---

**Purpose.** This District is composed of those areas of the City where the principal use is intended to be multiple family dwellings. Areas zoned R-4 shall be served by public water and public sanitary sewers, and which abut or are adjacent to such other uses, buildings, structures, or amenities, which support, complement or serve such a multiple family density. In addition to the dwellings permitted in this Zoning District, certain non-residential and public uses may be permitted through special use approval.

### Permitted Uses

- 1) All permitted uses allowed in the R-1, R-2 and R-3 Districts.
- 2) Multiple-family dwellings and any use, building, or structure accessory thereto.
- 3) Elderly housing.

### Special Uses

- 1) Group Day Care Homes and Day Care Centers subject to the provisions of Section 6.5.
- 2) Adult Foster Care Small Group Homes between six (6) and twelve (12) persons and Adult Foster Care Large Group Homes subject to the provisions of Section 6.6.
- 3) Adult Foster Care Congregate Facilities subject to the standards of Section 6.6.
- 4) Nursing homes and convalescent centers.
- 5) Sale of weapons.



## 4.4.1. R-1, R-2 and R-3, Single-Family Residential Districts

---

**Purpose.** These Districts are provided for in those areas of the City served by public water and a public sanitary sewer and where the principal use is intended to be single-family dwellings developed at various lot sizes. In addition to the dwellings permitted in this Zoning District, certain non-residential and public uses may be permitted through special use approval.

### Permitted Uses

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- 1) A single-family dwelling and any use, building or structure accessory thereto.
- 2) Public parks and playgrounds.
- 3) Family Day Care Home.
- 4) Adult Foster Care Small Group Homes serving six (6) persons or less and Adult Foster Care Family Homes.

### Special Uses

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- 1) Open space development subject to the provisions of Section 6.2.
- 2) Golf courses, including accessory golf driving ranges.
- 3) Country clubs, public swimming pools and recreation clubs, private parks and playgrounds.
- 4) Churches and other institutions for religious worship.
- 5) Private nursery schools and kindergartens.
- 6) Group Day Care Homes and Day Care Centers subject to the provisions of Section 6.5.
- 7) Adult Foster Care Small Group Homes between six (6) and twelve (12) persons and Adult Foster Care Large Group Homes subject to the provisions of Section 6.6.
- 8) Private, elementary, middle and high schools.
- 9) Bed and Breakfast establishments in the R-3 District, subject to the provisions of Section 6.13
- 10) Public buildings and facilities.
- 11) Sale of weapons.



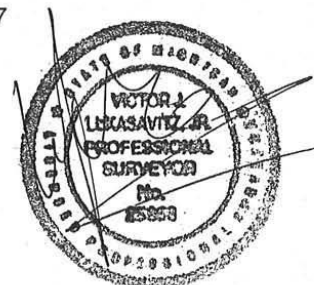


Planned Unit Development Report for:

## *“Mill Pond of Linden”*

Part of Section 20, T5N-R6E, City of Linden

Planning / Engineering:  
Gould Engineering, Inc.  
2040 East Maple Avenue, Flint, Michigan 48507  
Phone: (810) 743-9120  
Fax: (810) 743-1797  
[www.gouldengineering.com](http://www.gouldengineering.com)



June 18, 2004

## Report Contents

General site description..... page 3

- Location
- Zoning
- Topographic features
- Sanitary sewer
- Watermain
- Storm drainage
- Roads

Concept basis ..... page 4

Concurrence with criteria outlined in section 8.2.3 .....page 5

### Map attachments

Tax map.....map A

Zoning map .....map B

Soils map .....map C

Aerial map ..... map D

Topographic map ..... map E

Concept plan .....map F

## General Site Description:

### **Location:**

This 8.5± acre, triangular shaped property is located on the west side of Ripley Road in Section 20. It sits directly south of, and abuts Linden's Mill Pond along the Shiawassee River (see map A). To the south, the Grand Trunk Railroad right-of-way divides this project from the existing "Yorkshire" platted subdivision and an existing apartment building fronting on Ripley Road. Ripley road which serves as the sites ingress/egress (public right-of-way) is also the boundary line between the City of Linden and Fenton Township, located directly opposite the site.

### **Zoning**

The site is currently zoned R-4, Multiple Family Residential (see map B). Surrounding zonings include R-2 and R-3 and R-4 classes and are predominately used for single family homes with the exception of the existing single Apartment building located south of the railroad fronting on Ripley Road.

### **Topographic Features:**

The site is gently sloping from the southeast corner, at an elevation of 880±, north to the Mill Pond at an elevation of 869±. Genesee County Soils Maps indicate predominately Perrin Loamy Sands with slopes from 0 to 2% and Boyer Loamy Sands with slopes from 2 to 6% (see map C). It is heavily wooded with various deciduous trees from 4" to 36" diameters in the center of the site and 4" to 18" diameter trees in the wooded are closer to the pond (see map D). The Genesee County Drain Commissioner's composite map indicates the existence of an orchard in the northwest corner of the site (see map E). We have no record of this site having an active orchard and believe that, considering the map's 1967 date, it has long been abandoned. There are no plans to maintain any particular remains of this orchard. However, there are plans to preserve many of the existing trees found through out the site. A wetlands review preformed by CR consulting indicates the wetlands to be located within the banks of the Mill Pond. There are no plans to impact these wetlands. A 100 year FEMA floodplain also falls along the banks of the pond as mapped with the GCDC composite map (see map F). The proposed single family units that adjoin the Shiawassee River (no. 1 through 9) will abut the 100 year floodplain contour. However, no dwelling construction will occur within the required flood way area of the Shiawassee River as established by FEMA.

### **Sanitary Sewer:**

An existing 36" sanitary sewer interceptor, owned and maintained by the Genesee County Drain Commissioner, runs through approximately the center of the project in a southwesterly direction from Fenton Township. An 8"public sanitary sewer will serve the units and outlet to the 36" interceptor. Each unit will be served by individual 6" leads according to GCDC standards and specifications. After researching documents pertaining to the site, it was



discovered that the 36" sewer falls outside of it's recorded easement location. As part of the master deed preparation and recording process, this easement will be rewritten to fit the existing sewer location.

### **Watermain:**

A 12" watermain runs along the west side of Ripley Road and is the project's source for water. This 12" watermain is looped with other supply lines to the north and south of the project site. We understand that the city currently is working with the MDEQ related to available water capacity issues and that this must be resolved prior to obtaining state construction permits from the MDEQ. The proposed watermain will be 8", serving each unit individually and looped where feasible.

### **Storm Drainage:**

The storm drainage – water run off system is somewhat simplistic in that the outlet for this facility is immediately adjacent to the subject site being the Shiawassee River. The ground surface run-off presently flows westerly, from Ripley Road and northerly, from the railroad tracks. There are no outside areas around this site contributing run-off across the project area. Run-off from the proposed PUD plan will generate a significantly less amount of volume than what could be expected from the present zoning classification. Best management practices to handle storm water run-off will be utilized evaluating the peak flow timing rate of the Shiawassee River in relation to the project peak run-off release time for the 100 year storm event. Sedimentation control measures will be placed to also control water quality.

### **Roads:**

Ripley road provides access to the proposed project, which is a paved road at the project entrance location. Plans to pave that portion of Ripley Road to o Tickner Street are in process. As we understand, the next section to be improved would then be from Tickner Street to Silver Lake Road followed sometime in the future with the section from the river, north to East Rolston Road. A proposed 28' wide public road will serve the single family lots and end with a cul-de-sac. Running off the public road will be a 24 foot wide private drive looping the southern portion of the site to serve the multiple family units. This drive will be owned and maintained under the condominium association.

### **Concept Basis:**

With the site's proximity to the Mill Pond, the uses of its current R-4 zoning would result in a density as high as 98 units. This could create a severe negative impact on the Mill pond and Shiawassee River in terms of run off and water quality as well as increased traffic impacts. By placing a less intense use of single family

homes along the water's edge we balanced the remainder of the site with a higher density use of attached structure units creating a diverse market that's economically feasible while fitting the city's development goals and objectives. The location of the existing 36" sanitary sewer becomes a development restraint in terms of layout and land usability (see map F). Placement of the public road right-of-way within the sewer area creates a division between the two uses and places this main interceptor within a publicly owed right of way rather than across private property. Due to its unusual land configuration and area restraints between the proposed public road and the rail road, a private road was placed to maximize open space and achieve a reasonable density. This private road is proposed to be asphalt paved with curb and gutter and built to a width of 24 feet. The private road is best suited for the structure condominium due to ownership control and maintenance of general common areas in which the private road will be located. A triangular area of 0.6± acres will be preserved at the most westerly corner of the site allowing all residents within this development to access a picnic area and potential single fishing pier or gazebo on the pond. Docking rights will only be given to the single family units that adjoin the Mill Pond (units 1 through 9) and allowing only one dock per unit.

## Concurrence with Criteria outlined in Section 8.2.3

1. *Granting of the planned unit development will result in at least one (1) of the following:*

*a. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations; or*

This development recognizes the community's needs for residential diversity. The planned unit development option allows for a mixture of uses creating a tax base that will contribute positively to community's economic growth that would otherwise not be achievable through traditional development methods. Due to the site's unusual land configurations and site restraints stated above, special consideration for flexibility from the normal dimensional requirements is requested and best accomplished through the planned unit development process.

*b. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations; or*

By allowing flexibility from the normal dimensional standards under the PUD, preservation of natural features such as wooded areas and water quality



preservation can be accomplished. Storm water run off is improved by allowing creative designs that lessen impervious coverage while still achieving an economical benefit to assure a successful and high quality development.

*c. A non-conforming use shall, to a material extent, be rendered more conforming, or less offensive, to the zoning district in which it is situated.*

The PUD option allows uses that would typically be prohibited, but may be less dense or offensive than the zoning district in which the project is situated. There are no non conforming issues related to this project.

2. *The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, streets and utilities.*

Due to the size of existing available of utilities on or near this site the proposed concept of 26± units will be less of an impact to the infrastructure than the highest use allowed under the present zoning district. The utilities in this project area are of sufficient size to support this development. Additionally, the city is planning hard surface road improvements for Ripley Road. Based on studies preformed and information available on similar school districts in Genesee County, this proposed PUD plan is expected to yield a student count similar to what would be expected under the present multiple family zoning.

3. *The proposed development shall be consistent with the public health, safety and welfare of the City.*

This project will be built to the city's and county's specifications and will not contribute negatively to the public's health safety and welfare. In fact, current trespass issues and miss use of land by transient persons using this property illegally will cease to exist, resulting in an improved use of land in a controlled residential environment.

4. *The proposed development shall not result in an unreasonable negative environmental impact on the subject site or surrounding land.*

Under the PUD option and through creative layout and design the placement of buildings and infrastructure can be accomplished without negative impacts to the environment and in some cases improve water quality, erosion issues and drainage concerns that may exist prior to development. This project layout accomplishes those goals and will meet the standards of, and utilize the best management practices established by the MDEQ and Corps of Engineers.



5. *The proposed development shall not result in an unreasonable negative economic impact upon surrounding properties.*

Typically, with PUD project a higher level of building quality is established as a result of negotiations in the approval process. This would not be allowed under traditional development options. This higher level of building quality will result in a higher economic value to surrounding properties.

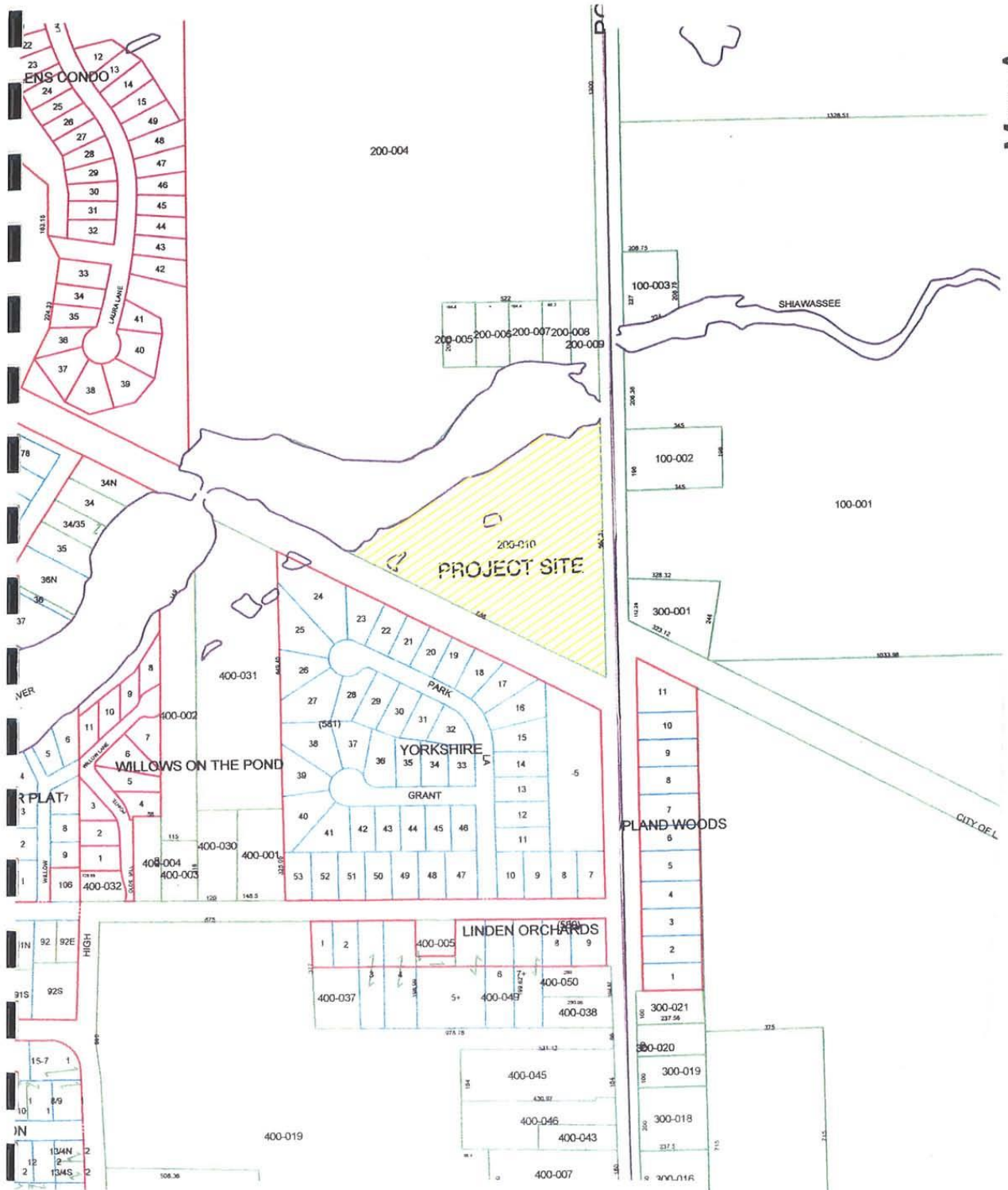
6. *The proposed development shall be under single ownership and/or control such that there is a single person having responsibility for completing the project in conformity with this Ordinance.*

This project will be under development control of a single corporation and once completed, under the control of a condominium association established and maintained under the guidelines in the master deed by laws.

7. *The proposed development shall be consistent with the Goals and Policies of the Master Plan.*

Development of this project will be consistent with the goals and policies of the master plan in terms of natural features preservation, residential diversity and economic growth and the public's health and safety and welfare.

# MILL POND PUD REPORT



Map A

Map A  
**GENESEE COUNTY TAX MAP**

NOT TO SCALE

PREPARED BY:  
**GOULD ENGINEERING, INC**  
2040 EAST MAPLE AVENUE  
FLINT, MICHIGAN 48507  
PHONE: (810) 743-9120  
FAX: (810) 743-1707