

13 Mile & M-5 Assemblage

40705 13 Mile Road Novi, MI 48377



FOR SALE

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248.476.3700

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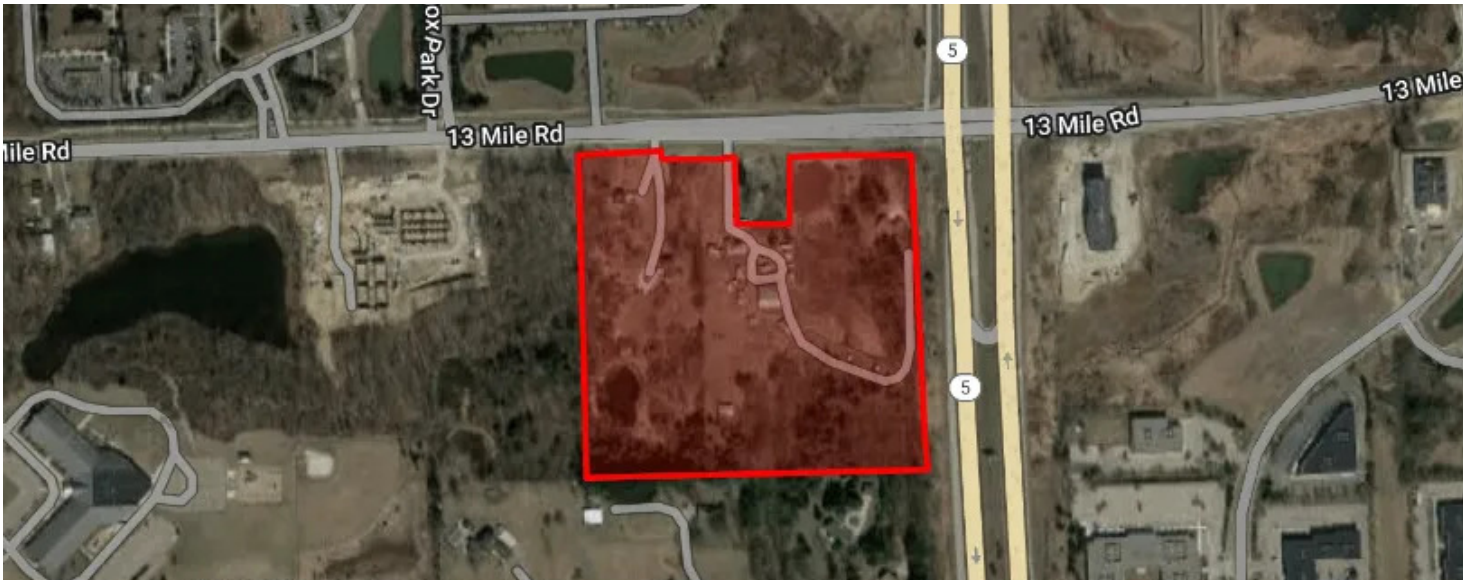
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Sale Price: \$2,900,000.00

DESCRIPTION

17.96 Acres of residential zoned land, ideally rezoned to a higher density residential or office use, located on 13 Mile just west of M-5 in Novi, Michigan.

PROPERTY HIGHLIGHTS

- Proposed rezoning to Multi-Family or Office.
- Rare opportunity to acquire a sizable assemblage of undeveloped land in the City of Novi.
- High residential growth and rental rate market.

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BUILDING INFORMATION

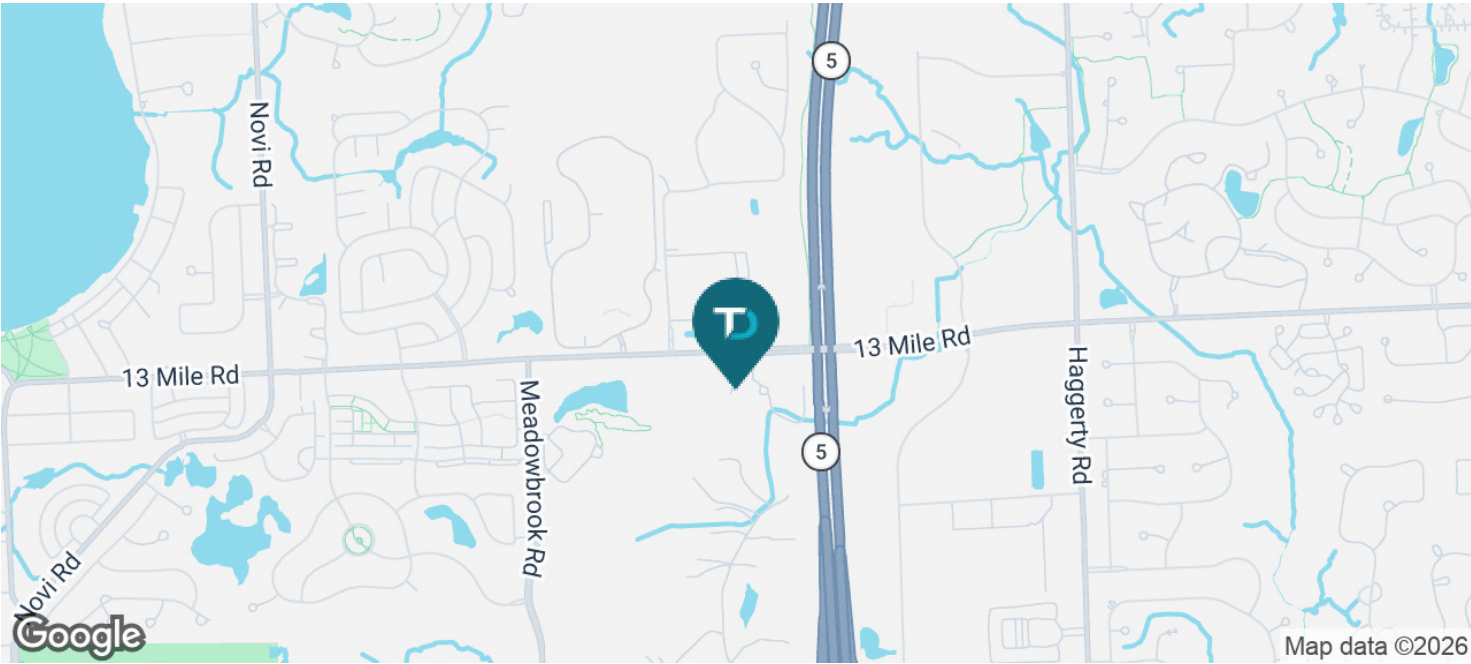
SALE PRICE:	Was: \$3,150,000.00 NOW: \$2,900,000.00
Price/AC:	\$165,148.06
Utilities:	Municipal Water & Sanitary Sewer
School District:	Novi Community Schools
2025 Traffic Count:	13 Mile Road = 12,315 M-5 = 76,657

PROPERTY INFORMATION

Lot Size:	17.56 Acres
Property Type:	Land
Property Subtype:	Multifamily
Zoning	RA - Residential Agricultural
APN:	22-12-101-047, 046, 049, 038, 035 & 051

LOCATION INFORMATION

Located on the south side of 13 Mile Road, just west of M-5.



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LEGAL DESCRIPTIONS

22-12-101-035

T1N, R8E, SEC 12 PART OF NW 1/4 BEG AT PT DIST N 89-19-45 W 150.71 FT FROM N 1/4 COR, TH S 00-44-05 W 500.00 FT, TH N 89-19-45 W 182.33 FT, TH N 01-34-30 E 500.00 FT TO CEN LINE OF 13-MILE RD, TH S 89-19-45 E 175.00 FT TO BEG EXC N 130 FT M/L TAKEN FOR WIDENING OF 13 MILE RD 1.53 A10-1-85 FR 032 6-8-95 COR.

22-12-101-038

T1N, R8E, SEC 12 PART OF NW 1/4 BEG AT PT DIST S 00-44-05 W 972.32 FT & N 89-19-45 W 150.71 FT FROM N 1/4 COR, TH N 89-19-45 W 339.26 FT, TH N 01-34-30 E 682.04 FT, TH S 89-19-45 E 150 FT, TH S 01-34-30 W 209.60 FT, TH S 89-19-45 E 182.33 FT, TH S 00-44-05 W 472.32 FT TO BEG 4.36 A6-7-89 FR 034.

22-12-101-046

T1N, R8E, SEC 12 PART OF E 1/2 OF NW 1/4 BEG AT PT DIST N 89-19-45 W 715.71 FT FROM N 1/4 COR, TH S 01-34-30 W 972.44 FT, TH N 89-19-45 W 197.24 FT, TH N 00-45-50 E 972.32 FT, TH S 89-19-45 E 211 FT TO BEG EXC THAT PART TAKEN FOR WIDENING OF THIRTEEN MILE RD 4.05 A1-25-95 FR 009.

22-12-101-047

T1N, R8E, SEC 12 PART OF E 1/2 OF NW 1/4 BEG AT PT DIST N 89-19-45 W 595.71 FT FROM N 1/4 COR, TH S 01-34-30 W 972.44 FT, TH N 89-19-45 W 120 FT, TH N 01-34-30 E 972.44 FT, TH S 89-19-45 E 120 FT TO BEG EXC THAT PART TAKEN FOR WIDENING OF THIRTEEN MILE RD 2.39 A1-25-95 FR 010.

22-12-101-049

T1N, R8E, SEC 12 PART OF E 1/2 OF NW 1/4 BEG AT PT DIST N 89-19-45 W 475.71 FT FROM N 1/4 COR, TH S 01-34-30 W 972.44 FT, TH N 89-19-45 W 120 FT, TH N 01-34-30 E 972.44 FT, TH S 89-19-45 E 120 FT TO BEG EXC THAT PART TAKEN FOR WIDENING OF THIRTEEN MILE RD 2.32 A1-26-95 FR 037.

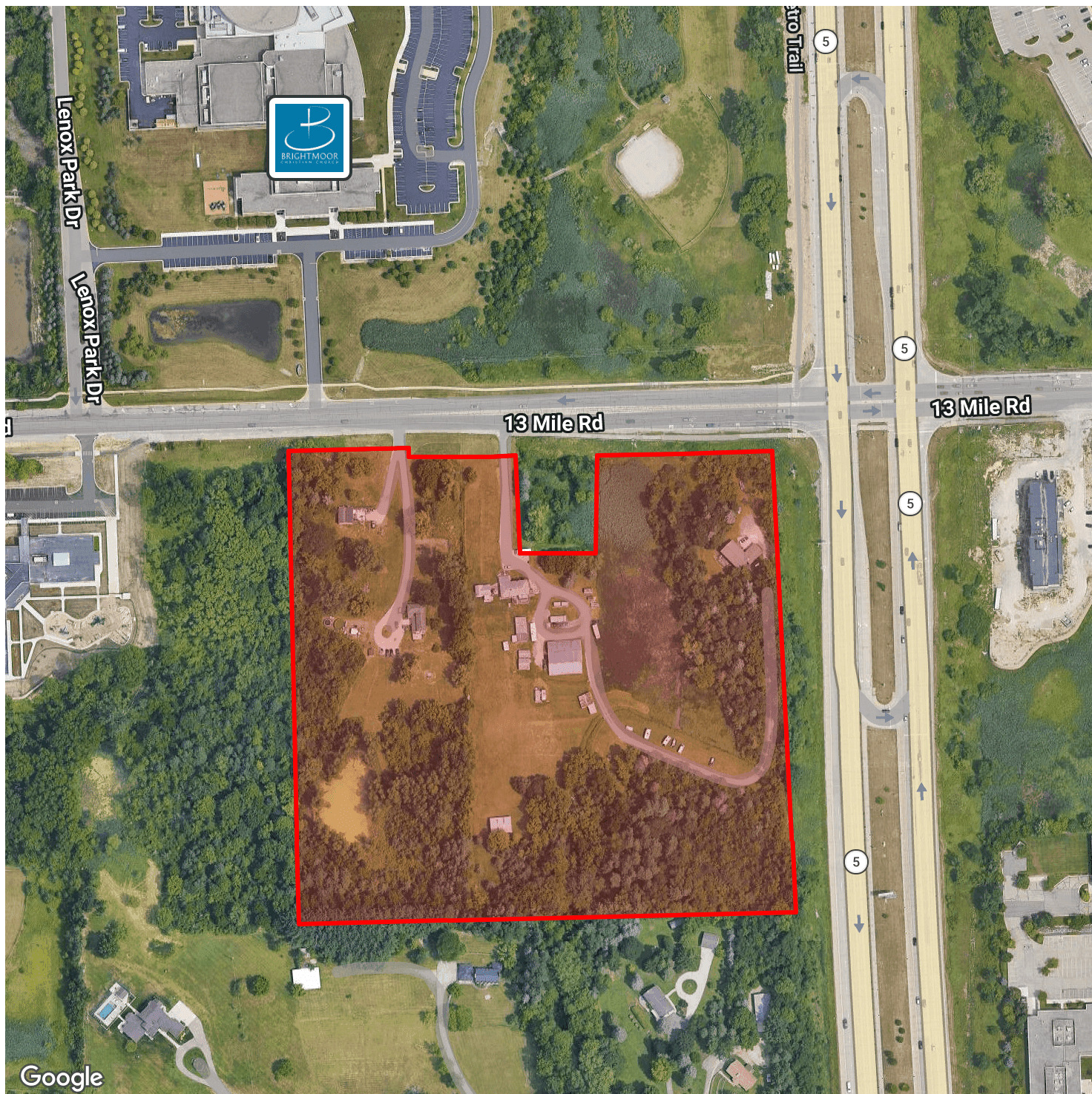
22-12-101-051

T1N, R8E, SEC 12 PART OF NW 1/4 BEG AT N 1/4 COR, TH S 00-44-05 W 972.32 FT, TH N 89-19-45 W 150.71 FT, TH N 00-44-05 E 972.32 FT TO CEN LINE OF 13-MILE RD, TH S 89-19-45 E 150.71 FT TO BEG EXC THAT PART WHICH LIES NLY OF LINE DESC AS BEG AT PT DIST S 87-31-40 W 205 FT & S 02-28-20 E 130 FT FROM N 1/4 COR, TH N 87-31-40 E 204.96 FT TO POINT OF ENDING 2.91 A1-26-95 FR 036.

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DEMOGRAPHIC INFORMATION	0.5 MILES	1 MILE	1.5 MILES
Total population	1,135	6,669	14,630
Median age	63.6	47.7	48.8
Total households	747	3,652	7,729
Average HH income	\$85,671	\$81,574	\$88,246
Average house value	\$272,874	\$253,069	\$263,145

3.1.1

RA Residential Acreage

A. INTENT

The RA, Residential Acreage district is intended to provide areas within the community for a particular living environment characterized by large lot, low density, single-family dwellings.



User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. One-family dwellings
- ii. **Farms** and **greenhouses** § 4.1
- iii. Publicly owned and operated parks, parkways and outdoor recreational facilities
- iv. **Public, parochial and other private elementary schools** § 4.3
- v. **Home occupations**
- vi. **Family day care homes** § 4.5
- vii. **Accessory buildings and uses** § 4.19 customarily incidental to any of the above use

C. SPECIAL LAND USES

- i. **Raising of nursery plant materials** § 4.6
- ii. **Dairies** § 4.7
- iii. **Keeping and raising of livestock** § 4.8
- iv. **Places of worship** § 4.10
- v. **Public, parochial and private elementary, intermediate or secondary schools** § 4.3
- vi. **Utility and public service buildings and uses (without storage yards)** § 4.11
- vii. **Group day care homes** , **day care centers** , and **adult day care** § 4.12.1
- viii. **Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pool clubs** § 4.13
- ix. **Golf courses** § 4.14
- x. **Colleges, universities and other such institutions of higher learning** § 4.15.1
- xi. **Private pools** § 4.16
- xii. **Cemeteries** § 4.2
- xiii. Railroad right-of-way, but not including terminal freight facilities, transfer and storage tracks
- xiv. **Mortuary establishments** § 4.17
- xv. **Bed and breakfasts** § 4.18
- xvi. **Limited nonresidential use of historic buildings** § 4.9
- xvii. **Accessory buildings and uses** § 4.19 customarily incidental to any of the above permitted uses



RA Residential Acreage

3.1.1

E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[☐]: 1 acre

Minimum lot width[☐]: 150 ft

Lot Coverage[☐]

Maximum lot coverage
(by all buildings): 25%

Setbacks[☐]

Minimum front yard setback: 45 ft
Minimum rear yard setback: 50 ft
Minimum side yard setback: 20 ft one side
50 ft total two sides

Building Height[☐]

Maximum building height: 35 ft or 2.5 stories, whichever is less

Floor Area[☐]

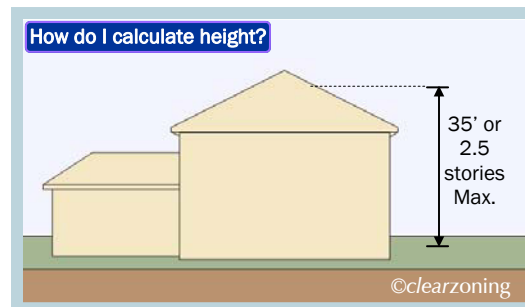
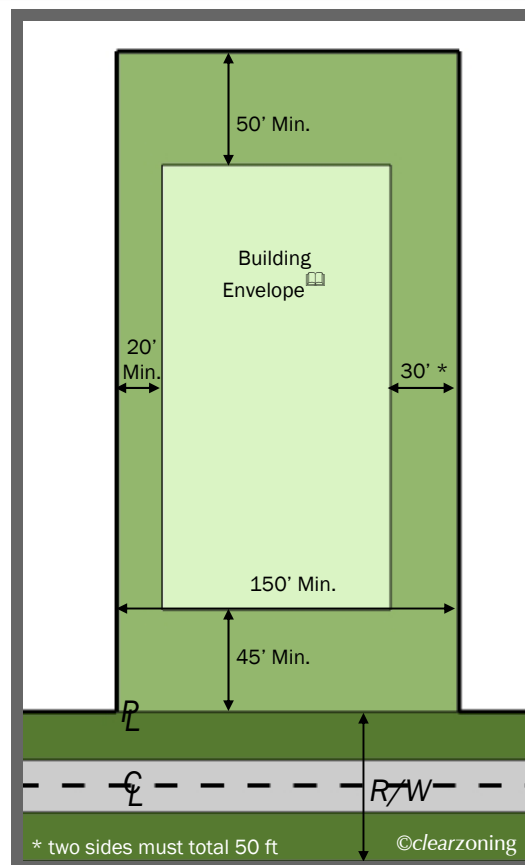
Minimum floor area per unit[☐]: 1,000 sq ft

Dwelling Unit Density

Maximum density
DU's/Net Site Area: 0.8

NOTES

- For additions to the above requirements, refer to [Section 3.6.2 Notes to District Standards: A, B, C, and M](#)
- See *Selected References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- RA, R-1, R-2, R-3, and R-4 Required Conditions §3.7
- RUD Residential Unit Development §3.29
- Open Space Preservation Option §3.30

4. Use Standards

- Keeping of Cats and Dogs § 4.83
- Uses Not Otherwise Included § 4.86
- Unlisted Use Determination § 4.87

5. Site Standards

- Commercial and Recreational Vehicle Parking § 5.1
- Off-street Parking Requirements § 5.2
- Off-street Parking Layout, Standards... § 5.3
- Off-street Loading and Unloading § 5.4
- Landscape Standards § 5.5
- Signs § 5.6
- Exterior Lighting § 5.7
- Residential Entryways § 5.8
- Corner Clearance § 5.9
- Additional Road Design § 5.10

- Fences § 5.11
- Frontage on a Public Street § 5.12
- Performance Standards § 5.14
- Exterior Building Wall Facade Materials § 5.15
- Bike Parking Facility Requirements § 5.16

6. Development Procedures

- Site Plan Review § 6.1
- Public Hearing § 6.2

7. Admin. and Enforcement

- Nonconformities § 7.1
- Planned Rezoning Overlay § 7.13.2

