

# COMMERCE TOWNE PLACE

200+ Acres For Mixed Use  
Development



**M-5 and Pontiac Trail ~ Commerce Twp, Michigan**



For More Information Contact: Randy Thomas

[www.commercetowneplace.com](http://www.commercetowneplace.com)

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

# LAND FOR DEVELOPMENT

**Commerce Towne Place**

**Commerce Twp, Michigan**

DEVELOPMENT CONTACT LIST	page 1
BACKGROUND/VISION OF COMMERCE TOWNE PLACE	page 2
EXECUTIVE OVERVIEW/PROJECT SUMMARY	page 3
COMMERCE TOWNE PLACE PARCELS	page 4
PARCELS OFFERED FOR SALE	page 5
COMMERCE TOWNSHIP MARKET HIGHLIGHTS	page 6
LETTER FROM DDA CHAIRMAN	pages 7-8
AREA MAPS	page 9
AERIAL	page 10
DEMOGRAPHICS	pages 11-29
ORIGIN DESTINATION STUDY	page 30
REGIONAL MAP	page 31
ZONING MAP	pages 32-33
FUTURE LAND USE MAP	page 34
UTILITIES MAP	page 35
PATHWAY MAP	page 36
STORMWATER MANAGEMENT	pages 37-39
FAST TRACK PLANNING	page 40



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**Commerce Towne Place**  
**Commerce Twp, Michigan**

TAP FEES	page 41
TOWN CENTER OVERLAY	pages 42-69
PUD	pages 70-79
DEVELOPMENT CONTACT LIST	page 80



**For questions or more information regarding land sales please contact:**

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[www.commercetowneplace.com](http://www.commercetowneplace.com)

**For questions regarding the development process please contact:**

Mark Stacey, DDA Director  
Commerce Township  
(248)960-7025 or (248)960-7025  
dda@commercetwp.com  
2009 Township Drive  
Commerce Township, MI 48390

**Commerce Township Downtown Development Authority**

Jim Gotts, Chairman  
Mark Stacey, DDA Director  
Dan Lublin, Vice Chairman  
David Smith, Member  
Jose Mirkin, Member

Brian Winkler, Member  
David Scott, Twp. Supervisor  
Susan Spelker, Member  
Tim Hoy, Member  
Susan Averbuch, Member

**Commerce Township Board of Trustees**

David Scott, Twp. Supervisor  
Rick Sovel, Trustee  
Melissa Creech, Clerk  
Molly Phillips, Treasurer

Vanessa Magner, Trustee  
Bob Berkheiser, Trustee  
John Hindo, Trustee



## Background/Vision of Commerce Towne Place

Beginning in 2003, in order to construct Martin Parkway from Oakley Park Road to M-5, The Commerce Township Downtown Development Authority purchased two golf courses and 50 acres of Huron Clinton Metropolitan property along with some contiguous parcels, totaling 330 acres located in the area north of M-5, between Welch and Haggerty roads. The land was purchased to provide relief from traffic congestion at M-5 and Pontiac Trail, enhance the long term economic stability of the township, and allow the opportunity to preserve 125 acres of open space while directing the improvements of the remaining property. The project is now known as "Commerce Towne Place."

The project is located at the north end of M-5, which is the entranceway to the interstate highway system. With direct access to I-696 and I-275, Commerce Towne Place is a perfect location for a high visibility retail development, office, hospitality establishment, restaurants, residential development, or corporate campus, with more than 200 shovel-ready acres of land adjacent to M-5, Pontiac Trail and Martin Parkway. In fact, during a meeting with the Michigan Economic Development Corporation, one staff member called the area "possibly the single most desirable property for a corporate campus in Michigan."

Martin Parkway is completed from M-5, and now provides access north to Oakley Park and Richardson Roads. The Parkway is a boulevard that meanders through the project with four modern day roundabouts that provide for traffic congestion relief. The storm management plan, which is already in place, services most of the developable land, including storm, sewer, force mains, gravity sewer and water mains, as well as a 44-foot deep pump station constructed near the Commerce Township Community Library. The Downtown Development Authority has funded roughly nineteen million dollar costs of the roadway, stormwater management program and over five miles of recreational pathways.

The goal was to prepare the site for development, but keep it natural. There were some areas with some of the highest quality plant life in Michigan, and they were protected. Storm water retention ponds were redesigned to mimic natural wetlands. Dramatic environmental improvements to the surrounding land have also been completed, including the restoration of nearly 12 acres of wetlands, critical to maintaining the water quality for Glengary Creek. Approximately 500 mature trees were relocated and preserved when they were moved to a landscape retention area during the construction phase. Some 260 mature evergreens and deciduous trees have been safely transplanted along the roadways.

In addition to the environmental improvements, is the Martin Parkway Bridge, a beautiful, natural stone faced structure and a township centerpiece which sits below Martin Parkway, allowing pedestrians to safely travel from east to west under the road on the 5.5 miles of pathways winding along Glengary Creek through wetland areas, nature trails and wildlife sanctuaries. In addition to the bridge, the area features three smaller covered wooden pedestrian bridges that cross Glengary Creek.

The original vision that the DDA had for the area was for a comprehensive development which offers a "healthy, comfortable environment for young and old to learn, shop, work, dine, recreate and live life to its fullest in the 21<sup>st</sup> century."

Compatible uses with such a development, would include both single and multiple family residential developments, office, high-tech, and research and development. At the southwest portion of the project, where Pontiac Trail and M-5 intersect, there are approximately 65 acres with tremendous frontage and visibility to Pontiac Trail, Martin Parkway, and M-5, which are suitable for a high-end lifestyle retail development with restaurants, shopping and entertainment in a walkable environment.

## Executive Overview/Project Summary

Location:	Northeast quadrant of M-5 and Pontiac Trail, Commerce Township, MI <p>Commerce Township is located within Oakland County, one of the top 5 wealthiest counties in the country, which is located approximately 30 miles northwest of Detroit.</p>		
Total Land Size:	330 Acres		
Total Buildable:	+/-202 Acres*		
Conservation, Wetland and Storm Management:	Of the total land, approximately 128 acres have been dedicated to conservation areas, public trails, preserved wetlands, and overall storm management, serving almost the entire DDA project area.		
Site Improvements:	<p>*Of the 202 acres for development, the Commerce Township DDA has invested in the following infrastructure which currently exists:</p> <ul style="list-style-type: none"><li>• Completion of Martin Parkway from M-5, leading up to Richardson Road</li><li>• Completion of 4 modern-day roundabouts within the project area, including the recently opened Pontiac Trail/M-5 roundabout, one of the largest in the State of Michigan</li><li>• Sewer line with available taps run along Martin Parkway serving the entire development area</li><li>• City water line with available taps run along Martin Parkway serving the entire development area</li><li>• Note, franchise utilities are not in place and must be brought in by developer</li><li>• Master storm management plan in place servicing most of the DDA development area</li><li>• Site has been balanced for most of the commercial development area; topography and natural features remain for the residential areas</li><li>• Site is shovel-ready and qualifies for Fast Track Process for site plan approval</li></ul>		
Price Per Acre:	Commercial, outlot and residential pricing will vary according to use, quality of development and potential tax revenue basis. Call Randy Thomas for specific information 248-359-9000		
Land Earmarked for Commercial:	Approximately 65-70 acres		
Land Earmarked for Residential:	Approximately 140 acres		
School District:	Walled Lake Consolidated Schools		
Traffic Counts:	Approximately 50,000 cars pass through M-5 and Pontiac Trail, according to a 2007 study. No traffic counts currently exist for Martin Parkway, as it recently opened in mid November 2011.		
Zoning:	See enclosed Planned Unit Development and Township Overlay		
Site Plan Process:	See Fast Track Process		

Demographics:

	1 Mile Radius	5 Mile Radius	10 Mile Radius
Population:	3,614	146,630	498,208
Employment:	3,856	104,131	374,491
Households:	1,236	57,419	197,833
Average Household Income:	\$101,243	\$115,900	\$109,155



MAP LEGEND

- UPLANDS
- WATER
- LOWLAND
- BUILDINGS
- WETLANDS
- STORM WATER MITIGATION

- DEVELOPMENT AREA
- ROAD AREA ESMT.
- OPEN SPACE/SWM / WETLAND AREA

AREAS MAP



**GWE**  
**Giffels-Webster**  
**Engineers, Inc.**  
 ENGINEERS- LAND SURVEYORS  
 PLANNERS-LANDSCAPE ARCHITECTS

# Parcels Offered For Sale

	Size	Suggested Uses
Parcel A:	59.5 Acres	Multi Family Residential, Single Family Residential (Residential primarily on western portion of Parcel A), Commercial, Hospitality, Commercial Outlots, High Density Senior Living, Corporate HQ, Office, R & D, High-Tech
Parcel B:	64.2 Acres	Commercial/Retail Development-Lifestyle, Open-Air Center, Walkable environment with shopping, Restaurant and entertainment, Commercial outlots, Hospitality, General retail, Corporate HQ, Office, R & D, High-tech
Parcel C:	6.2 Acres	Multiple story mixed-use, Office, Retail, Outlot potential
Parcel D:	8.9 Acres	Recreational use, Residential, R & D, High-tech, Commercial
Parcel E:	34.4 Acres	Multi Family Residential, Single Family Residential, Commercial, Commercial Outlots, High Density Senior Living, Corporate HQ, Office, R & D, High-Tech
Parcel F:	3.9 Acres	Neighborhood commercial, office
Parcel G:	14.9 Acres	Multi-family residential, Single family residential, High density senior living
Parcel H:	+/- 3.8 Acres +/- 2.2 Useable	Commercial Outlot, Industrial, Retail
Parcel I:	2.9 Acres	Office, R & D, High-tech, Light-industrial
Parcel J:	5 Acres	Commercial/retail, office, R & D
Parcel K:	+/- 0.5 Acres	General Commercial
Parcel L:	1.80 Acres	Retail, Office, High End Manufacturing, Warehouse



## Commerce Township Market Highlights

Commerce Township is located in the southwest quadrant of Oakland County, MI

There are 40,186 Commerce Township residents

The median family income is \$93,302, which is 88% higher than the national average

Nearly 70% of Commerce Township's population has attended college

Commerce Township is home to a state of the art hospital, two corporate world headquarters, award winning schools, 86 restaurants and 14 silver screens

Commerce Township property taxes are the 5<sup>th</sup> lowest in Oakland County

Commerce Township has a total land area of 29.8 miles, of which 2.3 square miles are lakes

Commerce Township is home to 54 lakes and 2,300 acres of parkland, providing opportunities for hiking, cross-county skiing, fishing, hunting and boating; the Huron River runs north and south throughout Commerce Township

Commerce Township is an approximately 30 minute drive to Detroit International Airport and 35 minutes from downtown Detroit

Economic development is a priority in Commerce, both for our existing and new businesses. A "Fast Track" development process guides businesses through the planning and building stages.

Oakland County is one of the wealthiest counties in America, and is a unique blend of a thriving technology industry, bustling city life, comfortable suburbs and wide open spaces

60% of Fortune 500 companies, and 50% of global Fortune 500 companies have business locations in Oakland County

One third of all US auto production takes place within 70 miles of Oakland County

Oakland County has been given a AAA bond rating (the highest rating possible); only 19 of America's other 3,034 counties have received this high of a rating



Kathleen C. Jackson  
Director

James Grotts  
Chairman

## DOWNTOWN DEVELOPMENT AUTHORITY

2009 TOWNSHIP DRIVE  
COMMERCE TOWNSHIP, MICHIGAN 48390

(248) 960-7025  
dda@commercetwp.com

Patrick M. Dohan  
Daniel Lublin  
Jose A. Mirkin  
L. Christin Skikni  
David P. Smith  
Mark Stacey  
Brian Winkler  
Thomas K. Zoner

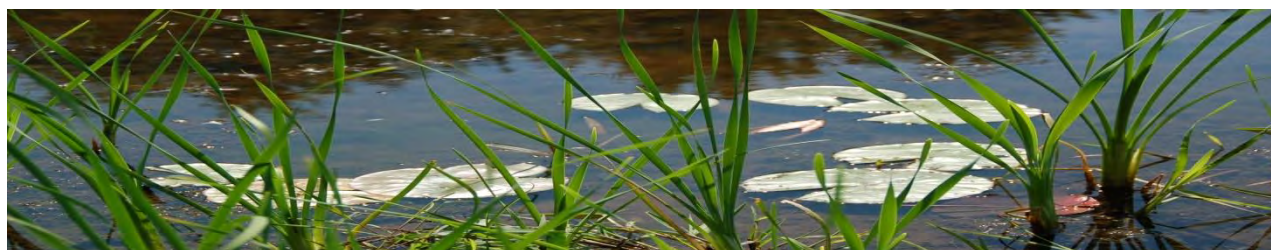
Dear Commerce Township Residents and Business Owners:

In my 35 years of involvement with Commerce Township and 13 plus years with the Downtown Development Authority, I find myself continually optimistic about the wonderful place Commerce Township is and the amazing place it is becoming for both residents and businesses alike. I feel compelled to commend the DDA on its commitment to the historic preservation of the township and the economic growth development projects currently under way.

In 1984, the Commerce Township DDA was formed to create and prevent the deterioration of business districts while encouraging historic preservation and implementing development plans to promote economic growth. Since then, it has been dedicated to improving the long-term economic environment and overall vitality of the community for both the citizens and businesses in the area.

Following are just a few of the highlights the DDA has accomplished:

- In 1985, the DDA established the water system, which now serves the entire township.
- In 1990, the DDA established a sanitary sewer system, which in addition to serving Commerce Township, provides contracted service to surrounding communities.
- Since 1998, the DDA has been focused on making the area around Pontiac Trail, Haggerty Road, 14 Mile Road, 15 Mile Road and Richardson more drivable. In 2003, it requested and funded traffic studies for the area to assess traffic patterns and develop plans to handle the flow of traffic.
- That same year, the DDA purchased Huron Clinton Metropolitan Authority lands adjacent to the former El Dorado Golf Course, which provided the funds necessary for the township to purchase the 70 plus acres of Dodge Park V from the Michigan Department of Transportation. The DDA then purchased the El Dorado Golf Course, and over a year later, acquired the Links of Pinewood Golf Course. These acquisitions facilitated the DDA's plans for the extension of Martin Parkway, a new township hall (opened in 2009) and a library (opened in 2005).
- The DDA has continued extensive research with the environmental, engineering, traffic and transportation firms, the DDA Board, the Township Board, the Planning Commission, the Road Commission for Oakland County, the Michigan Department of Transportation and the Federal Highway Administration to improve traffic conditions.
- After a successful public hearing in 2007 on the environmental assessment of extending Martin Parkway south to M-5 to promote traffic movement, the DDA funded the widening of Pontiac Trail from M-5 to Welch Road to better accommodate traffic flow.



Kathleen C. Jackson  
Director

James Gotts  
Chairman

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- Upon receiving approval from the Federal Highway Administration and Michigan Department of Transportation, the DDA officially began construction on the development of Martin Parkway. When complete, Martin Parkway will be a four lane, 35 mile-per-hour boulevard providing ingress and egress to the development property with a bridge over Glangary Creek. This showpiece property will facilitate a true Commerce Town Center, complete with a lifestyle center shopping area and residential units situated in a "park-like" setting accentuated by more than 125 acres of open space and six miles of recreational pathways.
- In 2009, the re-development of the former Links of Pinewood clubhouse into a new township hall was completed, providing residents and township employees a large, efficient and functional municipal facility.

The DDA operates with a full-time director and two part-time clerical assistants who coordinate and manage the project, which will ultimately add about \$500 Million of new properties and ongoing services. All other members of the DDA are voluntary appointees, each of whom brings specific skills, experience and abilities of the management process of the numerous DDA projects.

Currently operating in its 5<sup>th</sup> Amended Plan, there has been no increase in the area subject to Tax Incremental Financing Capture since the 2<sup>nd</sup> Amended Plan – a period of more than 11 years. The DDA has simply expanded its service area as required by statute as needed to benefit the community, such as the Pontiac Trail widening.

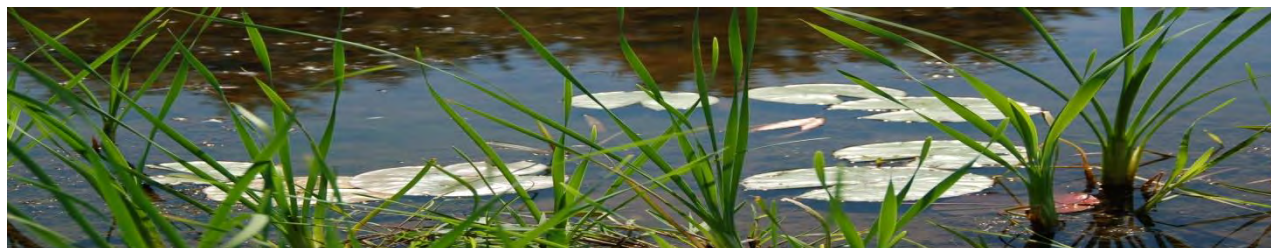
As always, the DDA remains concerned, committed, involved citizen servants working to preserve the elements that make Commerce stand out as a great place to live, work, play and visit while securing an economically bright future for the township.

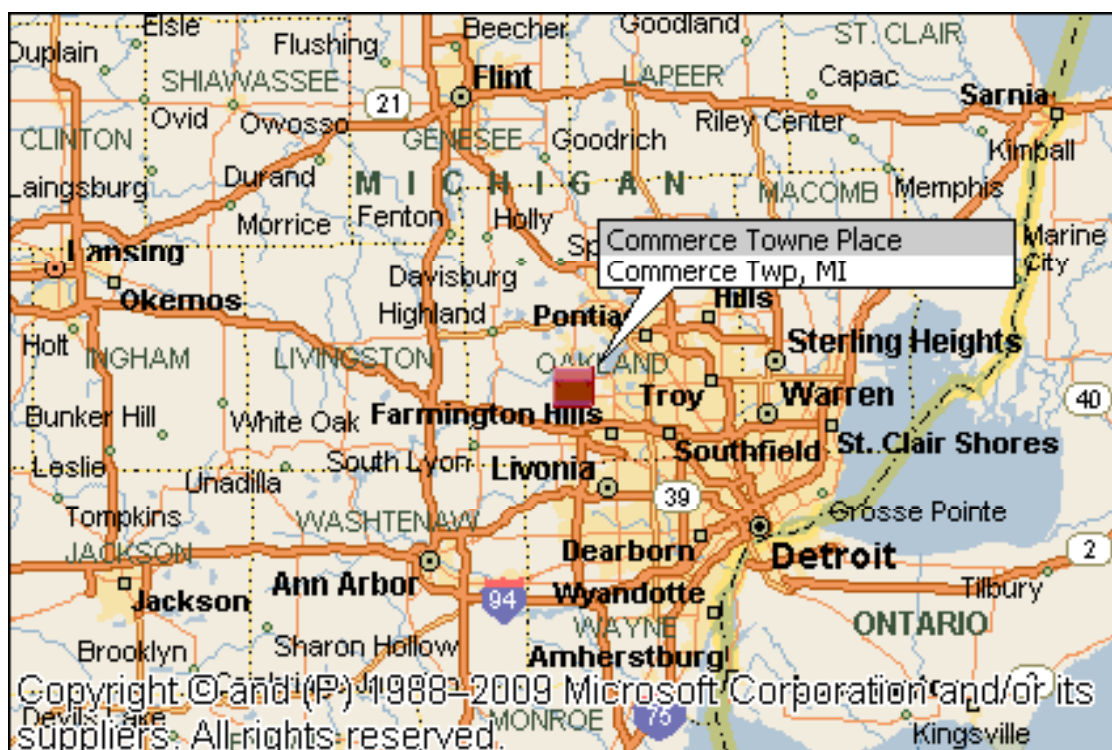
Respectfully,

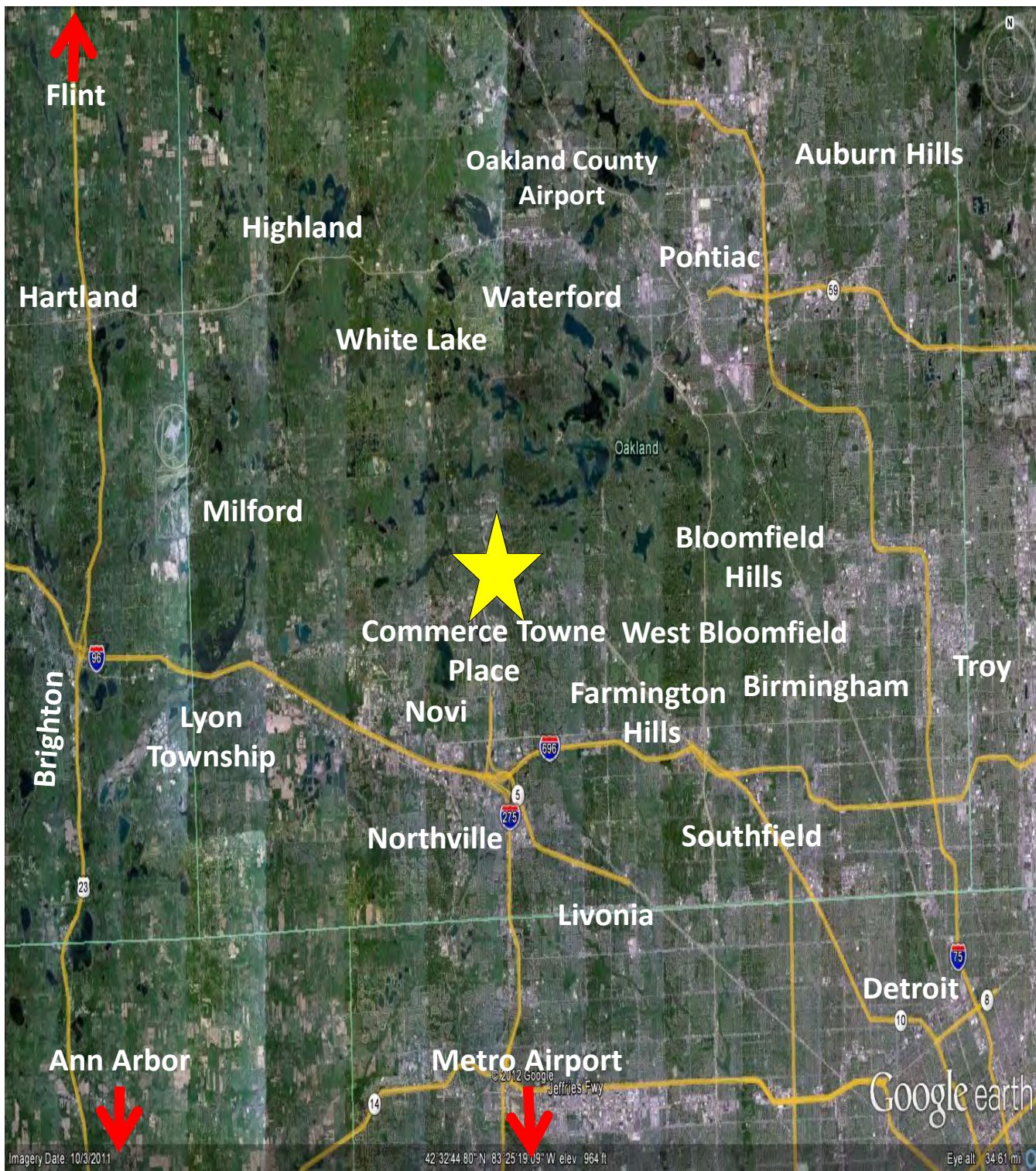


Jim Gotts, Chairman, DDA Board of Directors

*\*Source: Prosper Magazine, 2010 Edition*



Local  
MapRegional  
Map





## Executive Summary

Martin Rd, Commerce Twp, Michigan, 48390  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.55999  
Longitude: -83.44968

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,190	49,494	137,218
2010 Population	3,424	52,638	147,288
2015 Population	3,621	54,629	150,940
2020 Population	3,815	56,727	156,028
2000-2010 Annual Rate	0.71%	0.62%	0.71%
2010-2015 Annual Rate	1.07%	0.71%	0.47%
2015-2020 Annual Rate	1.05%	0.76%	0.67%
2015 Male Population	50.4%	48.2%	48.5%
2015 Female Population	49.6%	51.8%	51.5%
2015 Median Age	43.1	43.9	42.4

In the identified area, the current year population is 150,940. In 2010, the Census count in the area was 147,288. The rate of change since 2010 was 0.47% annually. The five-year projection for the population in the area is 156,028 representing a change of 0.67% annually from 2015 to 2020. Currently, the population is 48.5% male and 51.5% female.

### Median Age

The median age in this area is 43.1, compared to U.S. median age of 37.9.

### Race and Ethnicity

2015 White Alone	90.2%	81.9%	78.7%
2015 Black Alone	2.2%	8.2%	9.9%
2015 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2015 Asian Alone	4.5%	6.9%	8.2%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	0.8%	0.5%	0.7%
2015 Two or More Races	2.0%	2.3%	2.2%
2015 Hispanic Origin (Any Race)	3.3%	2.4%	2.9%

Persons of Hispanic origin represent 2.9% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 40.0 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

2000 Households	1,044	19,174	53,006
2010 Households	1,231	21,031	58,597
2015 Total Households	1,320	22,064	60,645
2020 Total Households	1,399	22,988	62,879
2000-2010 Annual Rate	1.66%	0.93%	1.01%
2010-2015 Annual Rate	1.34%	0.92%	0.66%
2015-2020 Annual Rate	1.17%	0.82%	0.73%
2015 Average Household Size	2.74	2.46	2.47

The household count in this area has changed from 58,597 in 2010 to 60,645 in the current year, a change of 0.66% annually. The five-year projection of households is 62,879, a change of 0.73% annually from the current year total. Average household size is currently 2.47, compared to 2.50 in the year 2010. The number of families in the current year is 40,733 in the specified area.





## Executive Summary

Martin Rd, Commerce Twp, Michigan, 48390  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.55999  
Longitude: -83.44968

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$84,982	\$76,361	\$76,494
2020 Median Household Income	\$95,935	\$87,991	\$89,339
2015-2020 Annual Rate	2.45%	2.88%	3.15%
<b>Average Household Income</b>			
2015 Average Household Income	\$104,840	\$103,727	\$106,535
2020 Average Household Income	\$118,088	\$118,130	\$121,437
2015-2020 Annual Rate	2.41%	2.63%	2.65%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$40,145	\$42,158	\$42,849
2020 Per Capita Income	\$45,497	\$48,181	\$48,991
2015-2020 Annual Rate	2.53%	2.71%	2.72%

### Households by Income

Current median household income is \$76,494 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$89,339 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$106,535 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$121,437 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$42,849 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$48,991 in five years, compared to \$32,501 for all U.S. households

### Housing

2000 Total Housing Units	1,058	20,175	55,545
2000 Owner Occupied Housing Units	890	15,245	40,612
2000 Renter Occupied Housing Units	154	3,928	12,394
2000 Vacant Housing Units	14	1,002	2,539
2010 Total Housing Units	1,278	22,700	63,522
2010 Owner Occupied Housing Units	1,064	16,203	43,528
2010 Renter Occupied Housing Units	167	4,828	15,069
2010 Vacant Housing Units	47	1,669	4,925
2015 Total Housing Units	1,359	23,500	65,069
2015 Owner Occupied Housing Units	1,132	16,633	44,353
2015 Renter Occupied Housing Units	189	5,431	16,293
2015 Vacant Housing Units	39	1,436	4,424
2020 Total Housing Units	1,433	24,143	66,809
2020 Owner Occupied Housing Units	1,201	17,275	45,926
2020 Renter Occupied Housing Units	199	5,712	16,954
2020 Vacant Housing Units	34	1,155	3,930

Currently, 68.2% of the 65,069 housing units in the area are owner occupied; 25.0%, renter occupied; and 6.8% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 63,522 housing units in the area - 68.5% owner occupied, 23.7% renter occupied, and 7.8% vacant. The annual rate of change in housing units since 2010 is 1.08%. Median home value in the area is \$253,709, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.19% annually to \$282,801.





## Market Profile




Prepared by Randall Thomas

Commerce Towne Place, Commer...

Latitude: 42.556558

Longitude: -83.448609

Ring: 1, 5, 10 Miles

	1 mile radius	5 miles radius	10 miles radius
 2000 Total Population	3,048	135,496	479,910
2000 Group Quarters	5	988	6,958
2010 Total Population	3,614	146,458	497,237
2015 Total Population	3,766	148,521	498,090
2010 - 2015 Annual Rate	0.83%	0.28%	0.03%
 2000 Households	1,032	52,473	188,919
2000 Average Household Size	2.95	2.56	2.5
2010 Households	1,236	57,359	197,281
2010 Average Household Size	2.92	2.54	2.48
2015 Households	1,292	58,392	198,040
2015 Average Household Size	2.91	2.53	2.48
2010 - 2015 Annual Rate	0.89%	0.36%	0.08%
2000 Families	785	36,919	127,807
2000 Average Family Size	3.43	3.11	3.08
2010 Families	927	39,669	131,862
2010 Average Family Size	3.43	3.1	3.08
2015 Families	962	40,092	131,664
2015 Average Family Size	3.44	3.1	3.09
2010 - 2015 Annual Rate	0.74%	0.21%	-0.03%
 2000 Housing Units	1,062	54,936	197,600
Owner Occupied Housing Units	82.2%	73.2%	70.5%
Renter Occupied Housing Units	15.3%	22.3%	25.1%
Vacant Housing Units	2.5%	4.5%	4.4%
2010 Housing Units	1,311	61,989	213,911
Owner Occupied Housing Units	78.3%	70.1%	67.4%
Renter Occupied Housing Units	16.0%	22.5%	24.8%
Vacant Housing Units	5.7%	7.5%	7.8%
2015 Housing Units	1,380	63,986	218,370
Owner Occupied Housing Units	77.6%	69.0%	66.4%
Renter Occupied Housing Units	16.0%	22.2%	24.3%
Vacant Housing Units	6.4%	8.7%	9.3%
<b>Median Household Income</b>			
2000	\$73,590	\$71,366	\$65,768
2010	\$90,641	\$87,094	\$80,705
2015	\$102,188	\$101,061	\$93,471
<b>Median Home Value</b>			
2000	\$206,944	\$221,854	\$200,316
2010	\$158,916	\$172,362	\$159,060
2015	\$162,323	\$177,945	\$164,628
<b>Per Capita Income</b>			
2000	\$30,668	\$37,163	\$35,974
2010	\$37,201	\$45,305	\$43,576
2015	\$40,699	\$51,220	\$49,425
<b>Median Age</b>			
2000	36.2	37.1	37.4
2010	39.3	39.9	39.9
2015	38.6	39.9	40.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.






## Market Profile

Prepared by Randall Thomas

Commerce Towne Place, Commer...

Latitude: 42.556558  
Longitude: -83.448609

Ring: 1, 5, 10 Miles

	1 mile radius	5 miles radius	10 miles radius
 <b>2000 Households by Income</b>			
Household Income Base	1,049	52,267	189,009
< \$15,000	4.6%	4.9%	6.8%
\$15,000 - \$24,999	4.7%	6.9%	7.9%
\$25,000 - \$34,999	5.1%	8.5%	8.9%
\$35,000 - \$49,999	13.5%	12.4%	13.1%
\$50,000 - \$74,999	23.1%	19.8%	19.8%
\$75,000 - \$99,999	21.9%	14.9%	14.4%
\$100,000 - \$149,999	21.4%	17.5%	15.7%
\$150,000 - \$199,999	3.3%	7.2%	6.1%
\$200,000+	2.3%	7.9%	7.2%
Average Household Income	\$81,874	\$96,047	\$90,620
<b>2010 Households by Income</b>			
Household Income Base	1,236	57,361	197,280
< \$15,000	2.8%	3.8%	5.4%
\$15,000 - \$24,999	4.2%	5.2%	5.9%
\$25,000 - \$34,999	1.6%	5.4%	6.0%
\$35,000 - \$49,999	8.6%	10.4%	11.2%
\$50,000 - \$74,999	20.5%	16.3%	17.0%
\$75,000 - \$99,999	17.8%	15.9%	15.5%
\$100,000 - \$149,999	31.7%	23.1%	21.1%
\$150,000 - \$199,999	9.1%	8.9%	7.6%
\$200,000+	3.8%	11.0%	10.2%
Average Household Income	\$101,243	\$115,900	\$109,155
<b>2015 Households by Income</b>			
Household Income Base	1,291	58,394	198,039
< \$15,000	1.9%	2.8%	4.0%
\$15,000 - \$24,999	2.6%	3.5%	4.0%
\$25,000 - \$34,999	1.1%	3.9%	4.4%
\$35,000 - \$49,999	5.3%	7.0%	7.7%
\$50,000 - \$74,999	19.5%	16.3%	17.6%
\$75,000 - \$99,999	17.4%	15.6%	15.5%
\$100,000 - \$149,999	36.6%	27.1%	25.2%
\$150,000 - \$199,999	11.4%	10.7%	9.3%
\$200,000+	4.3%	13.1%	12.2%
Average Household Income	\$110,118	\$130,536	\$123,534
<b>2000 Owner Occupied HUs by Value</b>			
Total	869	40,154	139,191
<\$50,000	0.0%	3.5%	4.4%
\$50,000 - 99,999	3.2%	4.6%	8.3%
\$100,000 - 149,999	18.1%	14.9%	18.5%
\$150,000 - 199,999	25.5%	19.8%	18.7%
\$200,000 - \$299,999	47.8%	31.0%	26.5%
\$300,000 - 499,999	5.4%	20.2%	17.1%
\$500,000 - 999,999	0.0%	5.1%	5.1%
\$1,000,000+	0.0%	0.9%	1.3%
Average Home Value	\$209,206	\$257,395	\$246,682
<b>2000 Specified Renter Occupied HUs by Contract Rent</b>			
Total	173	12,156	49,599
With Cash Rent	96.0%	97.3%	97.4%
No Cash Rent	4.0%	2.7%	2.6%
Median Rent	\$531	\$678	\$672
Average Rent	\$718	\$797	\$732

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.





## Market Profile


Prepared by Randall Thomas

Commerce Towne Place, Commer...

Latitude: 42.556558

Longitude: -83.448609

Ring: 1, 5, 10 Miles

	1 mile radius	5 miles radius	10 miles radius
<b>2000 Population by Age</b>			
 Total	3,047	135,502	479,912
Age 0 - 4	8.7%	6.9%	6.6%
Age 5 - 9	9.0%	7.6%	7.2%
Age 10 - 14	7.2%	7.4%	7.1%
Age 15 - 19	5.5%	6.0%	6.0%
Age 20 - 24	3.2%	4.8%	4.8%
Age 25 - 34	13.5%	13.3%	14.0%
Age 35 - 44	22.6%	18.5%	17.9%
Age 45 - 54	12.7%	15.7%	15.3%
Age 55 - 64	8.1%	9.1%	9.0%
Age 65 - 74	6.3%	5.9%	6.3%
Age 75 - 84	2.4%	3.6%	4.2%
Age 85+	0.6%	1.1%	1.4%
Age 18+	71.1%	74.1%	75.0%
<b>2010 Population by Age</b>			
Total	3,613	146,458	497,236
Age 0 - 4	7.5%	6.5%	6.4%
Age 5 - 9	8.5%	6.9%	6.6%
Age 10 - 14	8.7%	7.3%	6.9%
Age 15 - 19	7.6%	6.7%	6.5%
Age 20 - 24	3.9%	4.7%	5.1%
Age 25 - 34	8.5%	11.2%	11.8%
Age 35 - 44	15.1%	14.7%	14.6%
Age 45 - 54	19.4%	17.0%	16.4%
Age 55 - 64	10.2%	12.6%	12.6%
Age 65 - 74	5.9%	6.5%	6.8%
Age 75 - 84	3.7%	4.0%	4.3%
Age 85+	1.0%	1.8%	2.1%
Age 18+	69.9%	74.9%	75.9%
<b>2015 Population by Age</b>			
Total	3,769	148,523	498,090
Age 0 - 4	7.0%	6.4%	6.3%
Age 5 - 9	8.0%	6.9%	6.6%
Age 10 - 14	9.1%	7.3%	6.9%
Age 15 - 19	7.9%	6.5%	6.3%
Age 20 - 24	5.1%	5.2%	5.3%
Age 25 - 34	9.0%	11.4%	12.3%
Age 35 - 44	11.7%	13.5%	13.3%
Age 45 - 54	18.4%	15.9%	15.2%
Age 55 - 64	12.9%	13.2%	13.2%
Age 65 - 74	6.0%	8.1%	8.5%
Age 75 - 84	3.8%	3.8%	4.1%
Age 85+	1.2%	1.9%	2.1%
Age 18+	70.5%	75.2%	76.2%
<b>2000 Population by Sex</b>			
Males	49.6%	49.6%	49.1%
Females	50.4%	50.4%	50.9%
<b>2010 Population by Sex</b>			
Males	49.9%	49.4%	49.1%
Females	50.1%	50.6%	50.9%
<b>2015 Population by Sex</b>			
Males	49.9%	49.4%	49.1%
Females	50.1%	50.6%	50.9%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.







## Market Profile

Prepared by Randall Thomas

Commerce Towne Place, Commer...

Latitude: 42.556558  
Longitude: -83.448609

Ring: 1, 5, 10 Miles

	1 mile radius	5 miles radius	10 miles radius
<b>2000 Population by Race/Ethnicity</b>			
 Total	3,047	135,497	479,909
White Alone	94.3%	88.6%	84.9%
Black Alone	0.6%	3.5%	7.5%
American Indian Alone	0.2%	0.2%	0.2%
Asian or Pacific Islander Alone	3.3%	5.3%	4.9%
Some Other Race Alone	0.6%	0.5%	0.8%
Two or More Races	1.1%	1.8%	1.8%
Hispanic Origin	1.5%	1.6%	2.4%
Diversity Index	13.7	23.5	30.5
<b>2010 Population by Race/Ethnicity</b>			
Total	3,614	146,458	497,238
White Alone	91.4%	83.8%	80.2%
Black Alone	1.1%	5.6%	9.7%
American Indian Alone	0.2%	0.2%	0.2%
Asian or Pacific Islander Alone	5.1%	7.5%	6.8%
Some Other Race Alone	0.9%	0.7%	1.0%
Two or More Races	1.4%	2.2%	2.0%
Hispanic Origin	2.3%	2.3%	3.2%
Diversity Index	20.0	32.1	38.4
<b>2015 Population by Race/Ethnicity</b>			
Total	3,766	148,521	498,090
White Alone	89.5%	80.9%	77.5%
Black Alone	1.4%	6.9%	11.0%
American Indian Alone	0.2%	0.2%	0.2%
Asian or Pacific Islander Alone	6.3%	8.8%	8.0%
Some Other Race Alone	1.1%	0.9%	1.2%
Two or More Races	1.5%	2.3%	2.1%
Hispanic Origin	2.8%	2.7%	3.7%
Diversity Index	23.8	36.8	42.5
<b>2000 Population 3+ by School Enrollment</b>			
 Total	2,922	129,954	461,456
Enrolled in Nursery/Preschool	4.3%	2.5%	2.3%
Enrolled in Kindergarten	1.3%	1.4%	1.4%
Enrolled in Grade 1-8	14.3%	12.5%	12.1%
Enrolled in Grade 9-12	4.3%	6.0%	6.0%
Enrolled in College	2.8%	4.4%	4.4%
Enrolled in Grad/Prof School	1.1%	1.7%	1.7%
Not Enrolled in School	71.8%	71.6%	72.2%
<b>2010 Population 25+ by Educational Attainment</b>			
Total	2,307	99,357	340,599
Less than 9th Grade	0.3%	1.6%	1.9%
9th - 12th Grade, No Diploma	3.8%	3.8%	4.8%
High School Graduate	20.7%	18.4%	20.0%
Some College, No Degree	21.5%	20.1%	20.3%
Associate Degree	6.8%	6.8%	7.0%
Bachelor's Degree	29.8%	27.5%	26.0%
Graduate/Professional Degree	17.0%	21.8%	20.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.





## Market Profile




Prepared by Randall Thomas

Commerce Towne Place, Commer...

Latitude: 42.556558

Longitude: -83.448609

Ring: 1, 5, 10 Miles

	1 mile radius	5 miles radius	10 miles radius
<b>2010 Population 15+ by Marital Status</b>			
 Total	2,722	116,000	398,037
Never Married	20.0%	25.5%	27.2%
Married	67.0%	60.5%	57.0%
Widowed	2.5%	4.8%	5.4%
Divorced	10.5%	9.2%	10.3%
<b>2000 Population 16+ by Employment Status</b>			
 Total	2,231	103,968	373,412
In Labor Force	73.1%	70.0%	68.2%
Civilian Employed	71.0%	68.1%	66.0%
Civilian Unemployed	2.1%	1.9%	2.2%
In Armed Forces	0.0%	0.0%	0.0%
Not in Labor Force	26.9%	30.0%	31.8%
<b>2010 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	88.6%	88.6%	87.2%
Civilian Unemployed	11.4%	11.4%	12.8%
<b>2015 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	90.7%	90.8%	89.7%
Civilian Unemployed	9.3%	9.2%	10.3%
<b>2000 Females 16+ by Employment Status and Age of Children</b>			
Total	1,107	53,397	192,911
Own Children < 6 Only	11.6%	9.2%	8.1%
Employed/in Armed Forces	6.5%	5.0%	4.6%
Unemployed	0.0%	0.1%	0.2%
Not in Labor Force	5.1%	4.1%	3.4%
Own Children < 6 and 6-17 Only	9.1%	5.8%	5.7%
Employed/in Armed Forces	4.2%	2.7%	2.9%
Unemployed	0.0%	0.1%	0.1%
Not in Labor Force	4.9%	3.0%	2.7%
Own Children 6-17 Only	21.8%	19.3%	17.9%
Employed/in Armed Forces	16.9%	13.5%	12.7%
Unemployed	0.9%	0.3%	0.3%
Not in Labor Force	4.0%	5.5%	4.9%
No Own Children < 18	57.5%	65.7%	68.2%
Employed/in Armed Forces	34.6%	37.0%	36.9%
Unemployed	0.5%	1.2%	1.4%
Not in Labor Force	22.5%	27.5%	29.9%
<b>2010 Employed Population 16+ by Industry</b>			
 Total	1,546	62,634	209,379
Agriculture/Mining	0.0%	0.1%	0.2%
Construction	6.3%	4.5%	4.3%
Manufacturing	19.5%	14.1%	14.2%
Wholesale Trade	3.8%	4.2%	3.8%
Retail Trade	10.9%	13.4%	12.3%
Transportation/Utilities	1.1%	1.8%	2.5%
Information	1.0%	2.2%	2.2%
Finance/Insurance/Real Estate	7.4%	8.8%	8.4%
Services	46.6%	48.3%	49.3%
Public Administration	3.4%	2.5%	2.9%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.





## Market Profile

Prepared by Randall Thomas

Commerce Towne Place, Commer...

Latitude: 42.556558

Longitude: -83.448609

Ring: 1, 5, 10 Miles

	1 mile radius	5 miles radius	10 miles radius
<b>2010 Employed Population 16+ by Occupation</b>			
Total	1,547	62,635	209,375
White Collar	77.8%	78.0%	75.5%
Management/Business/Financial	22.2%	20.3%	19.3%
Professional	30.1%	31.3%	30.5%
Sales	14.9%	16.2%	14.7%
Administrative Support	10.6%	10.2%	10.9%
Services	11.4%	10.5%	11.6%
Blue Collar	10.8%	11.5%	12.8%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	3.7%	2.8%	3.0%
Installation/Maintenance/Repair	1.0%	2.5%	2.5%
Production	3.7%	3.6%	4.1%
Transportation/Material Moving	2.3%	2.6%	3.3%
<b>2000 Workers 16+ by Means of Transportation to Work</b>			
Total	1,552	69,483	242,305
Drove Alone - Car, Truck, or Van	92.3%	89.5%	88.9%
Carpooled - Car, Truck, or Van	5.9%	6.5%	6.5%
Public Transportation	0.0%	0.1%	0.3%
Walked	0.2%	0.6%	0.9%
Other Means	0.0%	0.4%	0.5%
Worked at Home	1.6%	3.0%	3.0%
<b>2000 Workers 16+ by Travel Time to Work</b>			
Total	1,552	69,483	242,305
Did Not Work at Home	98.4%	97.0%	97.0%
Less than 5 minutes	2.4%	1.5%	1.7%
5 to 9 minutes	9.4%	6.4%	7.2%
10 to 19 minutes	20.2%	21.0%	24.5%
20 to 24 minutes	11.1%	12.9%	13.7%
25 to 34 minutes	21.8%	23.4%	22.5%
35 to 44 minutes	17.0%	13.1%	11.2%
45 to 59 minutes	10.8%	13.2%	10.9%
60 to 89 minutes	4.3%	4.5%	4.1%
90 or more minutes	1.4%	1.2%	1.3%
Worked at Home	1.6%	3.0%	3.0%
Average Travel Time to Work (in min)	27.9	28.8	27.4
<b>2000 Households by Vehicles Available</b>			
Total	1,043	52,351	188,982
None	2.3%	3.0%	4.5%
1	26.2%	28.8%	31.2%
2	52.2%	48.9%	45.5%
3	14.4%	14.3%	13.8%
4	5.0%	3.9%	3.7%
5+	0.0%	1.2%	1.3%
Average Number of Vehicles Available	1.9	1.9	1.9

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.







## Market Profile

Prepared by Randall Thomas

Commerce Towne Place, Commer...

Latitude: 42.556558  
Longitude: -83.448609

Ring: 1, 5, 10 Miles

	1 mile radius	5 miles radius	10 miles radius
 <b>2000 Households by Type</b>			
Total	1,032	52,474	188,918
Family Households	76.1%	70.4%	67.7%
Married-couple Family	67.1%	60.7%	56.3%
With Related Children	37.3%	30.4%	27.2%
Other Family (No Spouse)	9.0%	9.6%	11.4%
With Related Children	5.2%	5.6%	6.7%
Nonfamily Households	23.9%	29.6%	32.3%
Householder Living Alone	20.1%	24.7%	27.0%
Householder Not Living Alone	3.9%	5.0%	5.4%
Households with Related Children	42.5%	36.0%	33.9%
Households with Persons 65+	17.2%	19.0%	21.0%
<b>2000 Households by Size</b>			
Total	1,032	52,473	188,919
1 Person Household	20.0%	24.7%	27.0%
2 Person Household	31.2%	33.2%	33.3%
3 Person Household	16.9%	16.1%	15.6%
4 Person Household	21.8%	16.3%	15.1%
5 Person Household	7.1%	6.8%	6.2%
6 Person Household	2.3%	2.0%	1.9%
7+ Person Household	0.7%	0.8%	0.9%
<b>2000 Households by Year Householder Moved In</b>			
Total	1,043	52,354	188,982
Moved in 1999 to March 2000	18.1%	18.7%	19.0%
Moved in 1995 to 1998	38.1%	32.6%	30.9%
Moved in 1990 to 1994	22.1%	18.2%	16.8%
Moved in 1980 to 1989	13.6%	18.5%	17.7%
Moved in 1970 to 1979	3.7%	8.1%	9.4%
Moved in 1969 or Earlier	4.4%	3.9%	6.2%
Median Year Householder Moved In	1996	1995	1995
 <b>2000 Housing Units by Units in Structure</b>			
Total	1,064	54,832	197,675
1, Detached	70.8%	64.6%	64.3%
1, Attached	14.5%	9.7%	7.4%
2	0.9%	0.7%	0.8%
3 or 4	0.8%	2.9%	3.3%
5 to 9	5.7%	5.8%	7.1%
10 to 19	5.3%	5.1%	5.8%
20+	2.0%	8.3%	8.1%
Mobile Home	0.0%	3.0%	3.0%
Other	0.0%	0.0%	0.0%
<b>2000 Housing Units by Year Structure Built</b>			
Total	1,069	54,840	197,650
1999 to March 2000	6.0%	3.4%	2.3%
1995 to 1998	24.3%	11.6%	8.1%
1990 to 1994	15.7%	12.4%	8.7%
1980 to 1989	14.9%	24.7%	19.5%
1970 to 1979	11.9%	22.4%	22.9%
1969 or Earlier	27.2%	25.5%	38.5%
Median Year Structure Built	1987	1981	1975

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.





## Market Profile

Prepared by Randall Thomas

Commerce Towne Place, Commer...

Latitude: 42.556558

Longitude: -83.448609

Ring: 1, 5, 10 Miles

	1 mile radius	5 miles radius	10 miles radius
<b>Top 3 Tapestry Segments</b>			
1.	Sophisticated Squires	Sophisticated Squires	In Style
2.	In Style	Suburban Splendor	Connoisseurs
3.	Boomburbs	In Style	Sophisticated Squires



**2010 Consumer Spending** shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$2,983,982	\$160,766,011	\$521,378,063
Average Spent	\$2,414.22	\$2,802.80	\$2,642.82
Spending Potential Index	101	117	110
Computers & Accessories: Total \$	\$398,161	\$21,297,500	\$68,559,504
Average Spent	\$322.14	\$371.30	\$347.52
Spending Potential Index	146	169	158
Education: Total \$	\$2,349,738	\$123,830,947	\$398,080,039
Average Spent	\$1,901.08	\$2,158.88	\$2,017.83
Spending Potential Index	156	177	165
Entertainment/Recreation: Total \$	\$5,953,359	\$315,165,966	\$1,018,130,908
Average Spent	\$4,816.63	\$5,494.62	\$5,160.82
Spending Potential Index	149	170	160
Food at Home: Total \$	\$7,570,738	\$406,005,386	\$1,330,080,309
Average Spent	\$6,125.19	\$7,078.32	\$6,742.06
Spending Potential Index	137	158	151
Food Away from Home: Total \$	\$5,674,573	\$303,176,621	\$986,749,434
Average Spent	\$4,591.08	\$5,285.60	\$5,001.75
Spending Potential Index	143	164	155
Health Care: Total \$	\$6,204,147	\$329,856,849	\$1,092,629,133
Average Spent	\$5,019.54	\$5,750.74	\$5,538.44
Spending Potential Index	135	154	149
HH Furnishings & Equipment: Total \$	\$3,345,146	\$176,962,496	\$569,435,213
Average Spent	\$2,706.43	\$3,085.17	\$2,886.42
Spending Potential Index	131	150	140
Investments: Total \$	\$3,073,506	\$172,331,678	\$550,409,117
Average Spent	\$2,486.66	\$3,004.44	\$2,789.98
Spending Potential Index	143	173	160
Retail Goods: Total \$	\$42,042,728	\$2,233,676,162	\$7,247,998,642
Average Spent	\$34,015.15	\$38,942.03	\$36,739.47
Spending Potential Index	137	157	148
Shelter: Total \$	\$29,319,117	\$1,564,602,897	\$5,050,450,512
Average Spent	\$23,720.97	\$27,277.37	\$25,600.29
Spending Potential Index	150	173	162
TV/Video/Audio: Total \$	\$2,120,382	\$114,025,172	\$372,683,274
Average Spent	\$1,715.52	\$1,987.92	\$1,889.10
Spending Potential Index	138	160	152
Travel: Total \$	\$3,677,657	\$193,664,214	\$619,906,200
Average Spent	\$2,975.45	\$3,376.35	\$3,142.25
Spending Potential Index	157	178	166
Vehicle Maintenance & Repairs: Total \$	\$1,659,949	\$88,595,810	\$287,570,384
Average Spent	\$1,343.00	\$1,544.58	\$1,457.67
Spending Potential Index	142	164	155

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2005 and 2006 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.





## Demographic and Income Profile Report

Commerce Towne Place, Commerce Twp  
Ring: 1 mile radius

Prepared by Randall Thomas  
Latitude: 42.556558  
Longitude: -83.448609

Summary	2000		2010		2015	
Population	3,048		3,614		3,766	
Households	1,032		1,236		1,292	
Families	785		927		962	
Average Household Size	2.95		2.92		2.91	
Owner Occupied Housing Units	870		1,026		1,071	
Renter Occupied Housing Units	162		210		221	
Median Age	36.2		39.3		38.6	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.83%		-0.13%		0.76%	
Households	0.89%		-0.07%		0.78%	
Families	0.74%		-0.17%		0.64%	
Owner HHs	0.86%		-0.05%		0.82%	
Median Household Income	2.43%		2.19%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	48	4.6%	34	2.8%	24	1.9%
\$15,000 - \$24,999	49	4.7%	52	4.2%	33	2.6%
\$25,000 - \$34,999	54	5.1%	20	1.6%	14	1.1%
\$35,000 - \$49,999	142	13.5%	106	8.6%	68	5.3%
\$50,000 - \$74,999	242	23.1%	253	20.5%	252	19.5%
\$75,000 - \$99,999	230	21.9%	220	17.8%	224	17.4%
\$100,000 - \$149,999	225	21.4%	392	31.7%	473	36.6%
\$150,000 - \$199,999	35	3.3%	112	9.1%	147	11.4%
\$200,000+	24	2.3%	47	3.8%	56	4.3%
Median Household Income	\$73,590		\$90,641		\$102,188	
Average Household Income	\$81,874		\$101,243		\$110,118	
Per Capita Income	\$30,667		\$37,201		\$40,699	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	266	8.7%	271	7.5%	264	7.0%
5 - 9	275	9.0%	306	8.5%	301	8.0%
10 - 14	220	7.2%	315	8.7%	343	9.1%
15 - 19	169	5.5%	274	7.6%	297	7.9%
20 - 24	97	3.2%	140	3.9%	191	5.1%
25 - 34	412	13.5%	307	8.5%	341	9.0%
35 - 44	690	22.6%	547	15.1%	442	11.7%
45 - 54	388	12.7%	702	19.4%	692	18.4%
55 - 64	247	8.1%	368	10.2%	485	12.9%
65 - 74	191	6.3%	212	5.9%	225	6.0%
75 - 84	73	2.4%	135	3.7%	143	3.8%
85+	19	0.6%	36	1.0%	46	1.2%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,872	94.3%	3,302	91.4%	3,371	89.5%
Black Alone	17	0.6%	38	1.1%	52	1.4%
American Indian Alone	6	0.2%	7	0.2%	7	0.2%
Asian Alone	100	3.3%	184	5.1%	237	6.3%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	18	0.6%	33	0.9%	41	1.1%
Two or More Races	34	1.1%	50	1.4%	58	1.5%
Hispanic Origin (Any Race)	45	1.5%	83	2.3%	105	2.8%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Esri forecasts for 2010 and 2015.



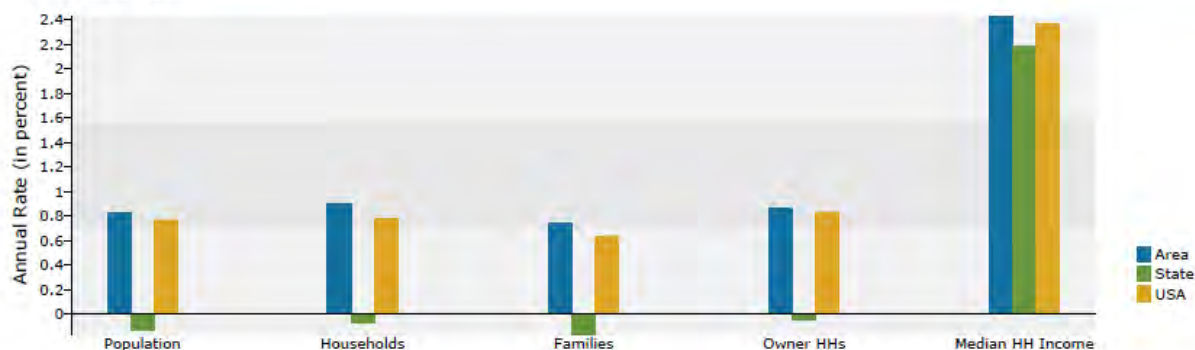


## Demographic and Income Profile Report

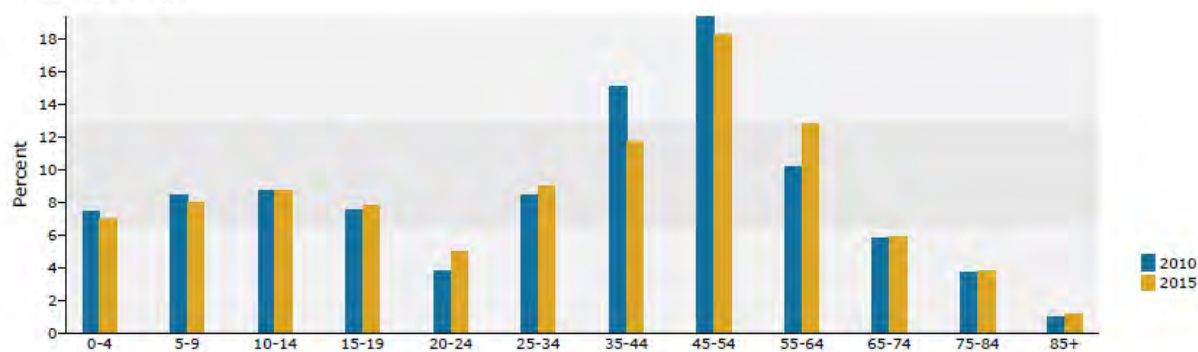
Commerce Towne Place, Commerce Twp  
Ring: 1 mile radius

Prepared by Randall Thomas  
Latitude: 42.556558  
Longitude: -83.448609

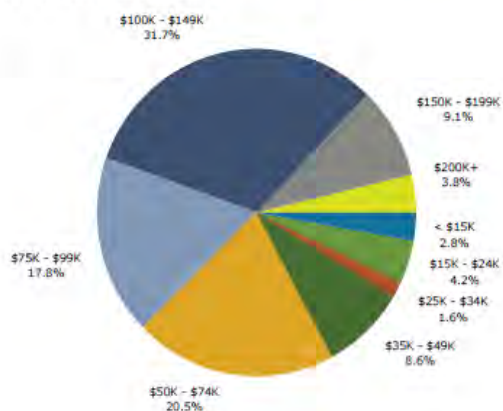
Trends 2010-2015



Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 2.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Esri forecasts for 2010 and 2015.





## Demographic and Income Profile Report

Commerce Towne Place, Commerce Twp  
Ring: 5 miles radius

Prepared by Randall Thomas

Latitude: 42.556558

Longitude: -83.448609

Summary	2000	2010	2015
Population	135,496	146,458	148,521
Households	52,473	57,359	58,392
Families	36,919	39,669	40,092
Average Household Size	2.56	2.54	2.53
Owner Occupied Housing Units	40,215	43,440	44,167
Renter Occupied Housing Units	12,259	13,919	14,224
Median Age	37.1	39.9	39.9
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.28%	-0.13%	0.76%
Households	0.36%	-0.07%	0.78%
Families	0.21%	-0.17%	0.64%
Owner HHs	0.33%	-0.05%	0.82%
Median Household Income	3.02%	2.19%	2.36%

	2000		2010		2015	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,563	4.9%	2,193	3.8%	1,635	2.8%
\$15,000 - \$24,999	3,616	6.9%	2,991	5.2%	2,044	3.5%
\$25,000 - \$34,999	4,432	8.5%	3,086	5.4%	2,296	3.9%
\$35,000 - \$49,999	6,495	12.4%	5,990	10.4%	4,061	7.0%
\$50,000 - \$74,999	10,346	19.8%	9,332	16.3%	9,498	16.3%
\$75,000 - \$99,999	7,791	14.9%	9,107	15.9%	9,120	15.6%
\$100,000 - \$149,999	9,144	17.5%	13,225	23.1%	15,853	27.1%
\$150,000 - \$199,999	3,744	7.2%	5,127	8.9%	6,224	10.7%
\$200,000+	4,136	7.9%	6,310	11.0%	7,663	13.1%

Median Household Income	\$71,366	\$87,094	\$101,061
Average Household Income	\$96,047	\$115,900	\$130,536
Per Capita Income	\$37,163	\$45,305	\$51,220

	2000		2010		2015	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,383	6.9%	9,589	6.5%	9,546	6.4%
5 - 9	10,327	7.6%	10,142	6.9%	10,260	6.9%
10 - 14	9,960	7.4%	10,725	7.3%	10,799	7.3%
15 - 19	8,186	6.0%	9,756	6.7%	9,678	6.5%
20 - 24	6,549	4.8%	6,889	4.7%	7,650	5.2%
25 - 34	18,071	13.3%	16,413	11.2%	16,899	11.4%
35 - 44	25,109	18.5%	21,526	14.7%	20,007	13.5%
45 - 54	21,210	15.7%	24,951	17.0%	23,653	15.9%
55 - 64	12,273	9.1%	18,383	12.6%	19,569	13.2%
65 - 74	7,998	5.9%	9,585	6.5%	11,962	8.1%
75 - 84	4,879	3.6%	5,873	4.0%	5,664	3.8%
85+	1,557	1.1%	2,626	1.8%	2,835	1.9%

	2000		2010		2015	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	120,094	88.6%	122,712	83.8%	120,137	80.9%
Black Alone	4,745	3.5%	8,211	5.6%	10,275	6.9%
American Indian Alone	272	0.2%	307	0.2%	316	0.2%
Asian Alone	7,187	5.3%	10,966	7.5%	13,043	8.8%
Pacific Islander Alone	30	0.0%	30	0.0%	31	0.0%
Some Other Race Alone	678	0.5%	1,055	0.7%	1,272	0.9%
Two or More Races	2,491	1.8%	3,177	2.2%	3,447	2.3%
Hispanic Origin (Any Race)	2,109	1.6%	3,328	2.3%	4,001	2.7%

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing, Esri forecasts for 2010 and 2015.





## Demographic and Income Profile Report

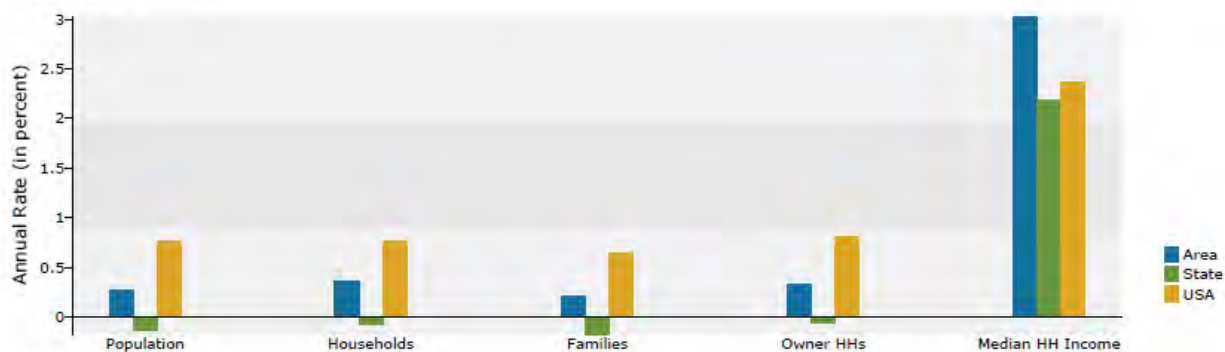
Commerce Towne Place, Commerce Twp  
Ring: 5 miles radius

Prepared by Randall Thomas

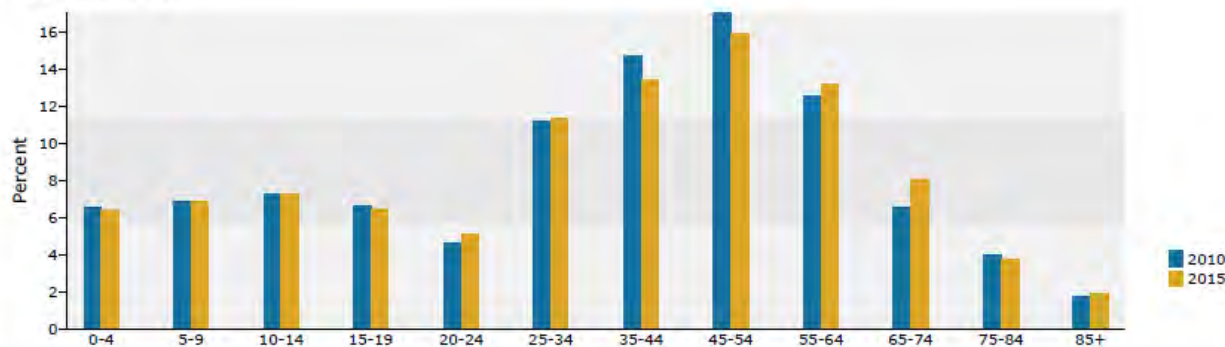
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Longitude: -83.448609

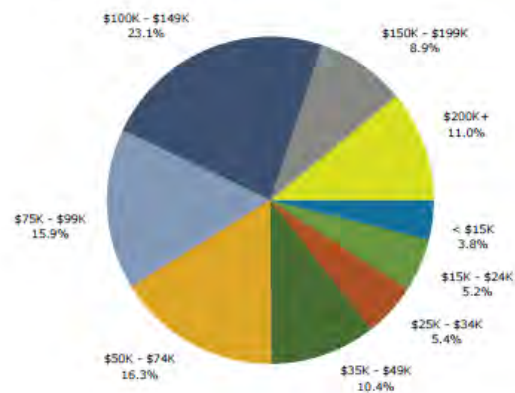
### Trends 2010-2015



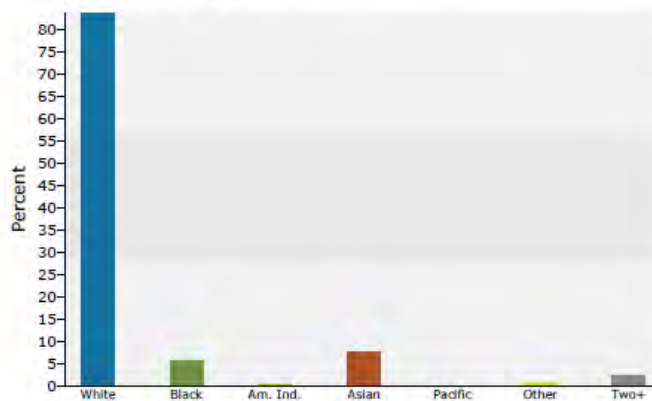
### Population by Age



### 2010 Household Income



### 2010 Population by Race



2010 Percent Hispanic Origin: 2.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.





## Demographic and Income Profile Report

Commerce Towne Place, Commerce Twp  
Ring: 10 miles radius

Prepared by Randall Thomas

Latitude: 42.556558

Longitude: -83.448609

Summary	2000		2010		2015		
Population	479,910		497,237		498,090		
Households	188,919		197,281		198,040		
Families	127,807		131,862		131,664		
Average Household Size	2.50		2.48		2.48		
Owner Occupied Housing Units	139,266		144,211		145,037		
Renter Occupied Housing Units	49,653		53,070		53,003		
Median Age	37.4		39.9		40.0		
Trends: 2010 - 2015 Annual Rate	Area		State		National		
Population	0.03%		-0.13%		0.76%		
Households	0.08%		-0.07%		0.78%		
Families	-0.03%		-0.17%		0.64%		
Owner HHs	0.11%		-0.05%		0.82%		
Median Household Income	2.98%		2.19%		2.36%		
		2000		2010		2015	
Households by Income	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	12,928	6.8%	10,571	5.4%	7,954	4.0%	
\$15,000 - \$24,999	14,842	7.9%	11,714	5.9%	7,998	4.0%	
\$25,000 - \$34,999	16,867	8.9%	11,880	6.0%	8,687	4.4%	
\$35,000 - \$49,999	24,753	13.1%	22,152	11.2%	15,256	7.7%	
\$50,000 - \$74,999	37,386	19.8%	33,515	17.0%	34,786	17.6%	
\$75,000 - \$99,999	27,280	14.4%	30,633	15.5%	30,793	15.5%	
\$100,000 - \$149,999	29,685	15.7%	41,652	21.1%	49,930	25.2%	
\$150,000 - \$199,999	11,589	6.1%	15,022	7.6%	18,398	9.3%	
\$200,000+	13,679	7.2%	20,141	10.2%	24,237	12.2%	
Median Household Income	\$65,768		\$80,705		\$93,471		
Average Household Income	\$90,620		\$109,155		\$123,534		
Per Capita Income	\$35,974		\$43,576		\$49,425		
		2000		2010		2015	
Population by Age	Number	Percent	Number	Percent	Number	Percent	
0 - 4	31,890	6.6%	31,748	6.4%	31,375	6.3%	
5 - 9	34,712	7.2%	32,971	6.6%	32,926	6.6%	
10 - 14	34,288	7.1%	34,480	6.9%	34,294	6.9%	
15 - 19	28,947	6.0%	32,125	6.5%	31,198	6.3%	
20 - 24	23,174	4.8%	25,315	5.1%	26,294	5.3%	
25 - 34	67,222	14.0%	58,490	11.8%	61,170	12.3%	
35 - 44	85,758	17.9%	72,361	14.6%	66,166	13.3%	
45 - 54	73,530	15.3%	81,658	16.4%	75,569	15.2%	
55 - 64	43,383	9.0%	62,667	12.6%	65,958	13.2%	
65 - 74	30,021	6.3%	33,672	6.8%	42,278	8.5%	
75 - 84	20,383	4.2%	21,484	4.3%	20,308	4.1%	
85+	6,604	1.4%	10,266	2.1%	10,553	2.1%	
		2000		2010		2015	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	
White Alone	407,321	84.9%	398,760	80.2%	385,896	77.5%	
Black Alone	35,836	7.5%	48,172	9.7%	54,698	11.0%	
American Indian Alone	1,164	0.2%	1,218	0.2%	1,223	0.2%	
Asian Alone	23,227	4.8%	33,893	6.8%	39,745	8.0%	
Pacific Islander Alone	96	0.0%	105	0.0%	111	0.0%	
Some Other Race Alone	3,771	0.8%	5,085	1.0%	5,816	1.2%	
Two or More Races	8,494	1.8%	10,005	2.0%	10,601	2.1%	
Hispanic Origin (Any Race)	11,392	2.4%	15,935	3.2%	18,433	3.7%	

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.





## Demographic and Income Profile Report

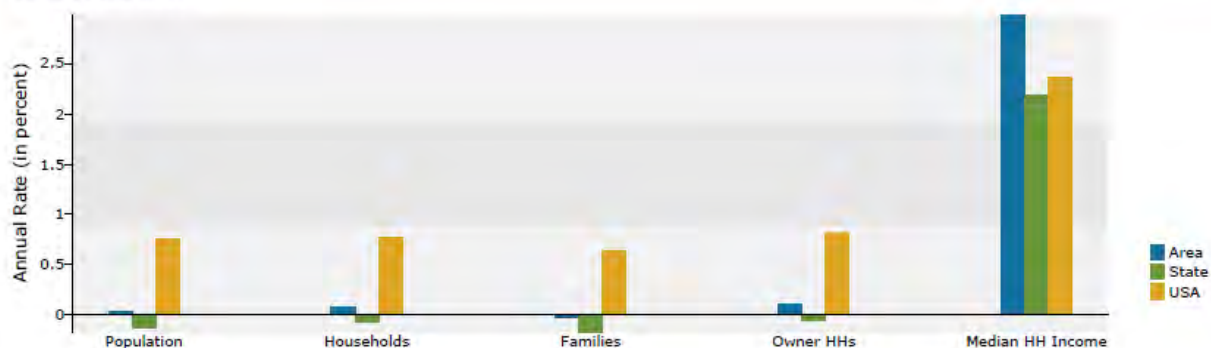
Commerce Towne Place, Commerce Twp  
Ring: 10 miles radius

Prepared by Randall Thomas

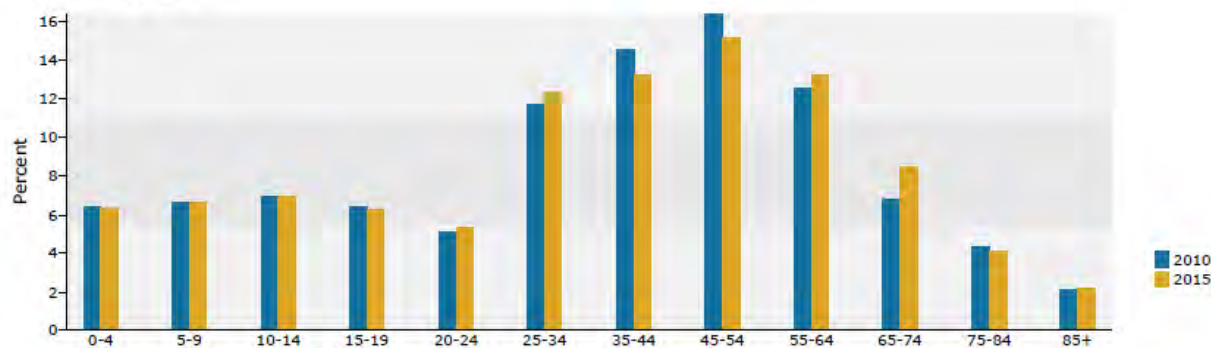
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Longitude: -83.448609

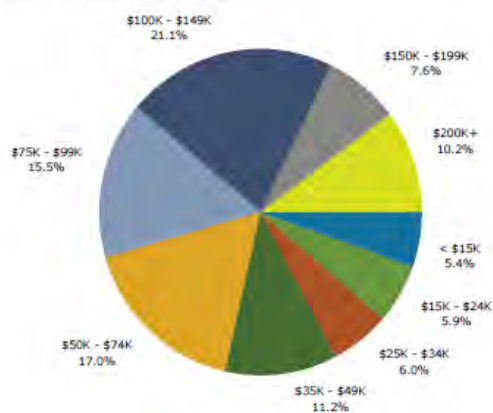
### Trends 2010-2015



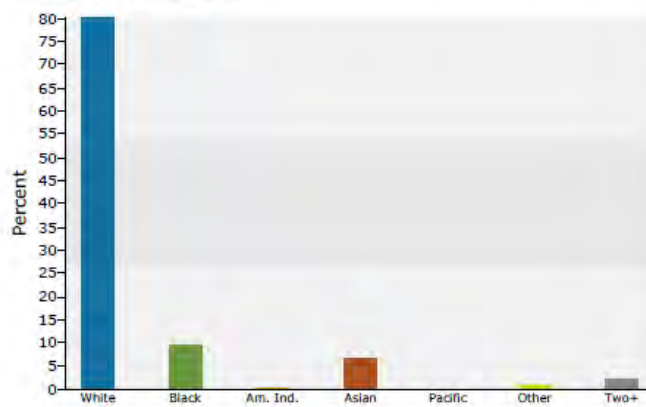
### Population by Age



### 2010 Household Income



### 2010 Population by Race



2010 Percent Hispanic Origin: 3.2%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Esri forecasts for 2010 and 2015.





## Business Summary by SIC Codes

Prepared by Randall Thomas

Commerce Towne Place, Commer...

Ring: 1, 5, 10 Miles

Latitude: 42.556558  
Longitude: -83.448609

	1 mile radius				5 miles radius				10 miles radius			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Businesses:	329		3,596		5,645		23,909		27,533		27,533	
Total Employees:	3,596		3,596		61,815		277,533		497,237		497,237	
Total Resident Population:	3,614		3,614		146,458		497,237		497,237		497,237	
Employee/Resident Population Ratio:	0.99		0.99		0.42		0.56		0.96		0.96	
Agriculture & Mining	10	3.0%	69	1.9%	117	2.1%	866	1.4%	498	2.1%	3,362	1.2%
Construction	26	7.9%	146	4.1%	427	7.6%	2,337	3.8%	1,727	7.3%	10,294	3.7%
Manufacturing	32	9.7%	1,148	32.0%	245	4.3%	8,082	13.1%	1,004	4.2%	26,249	9.5%
Transportation	4	1.2%	12	0.3%	87	1.5%	436	0.7%	480	2.0%	4,236	1.5%
Communication	4	1.2%	12	0.3%	55	1.0%	502	0.8%	188	0.8%	1,742	0.6%
Utility	1	0.3%	2	0.1%	14	0.2%	509	0.8%	55	0.2%	732	0.3%
Wholesale Trade	28	8.5%	128	3.6%	309	5.5%	4,358	7.1%	1,360	5.7%	15,635	5.6%
Retail Trade Summary	74	22.5%	930	26.5%	1,253	22.2%	16,531	26.5%	4,891	19.2%	60,722	21.9%
Home Improvement	10	3.0%	59	2.8%	50	1.1%	536	0.9%	295	1.2%	3,824	1.4%
General Merchandise Stores	3	0.9%	144	4.0%	43	0.8%	2,882	4.7%	144	0.6%	6,577	2.4%
Food Stores	5	1.5%	226	6.3%	94	1.7%	1,738	2.8%	345	1.4%	6,501	2.4%
Auto Dealers, Gas Stations, Auto Aftermarket	9	2.7%	73	2.0%	93	1.6%	1,255	2.0%	454	1.9%	6,353	2.3%
Appliances & Accessory Stores	5	1.5%	19	0.5%	177	3.1%	1,759	2.8%	368	1.6%	2,808	1.0%
Furniture & Home Furnishings	10	3.0%	38	1.0%	143	2.5%	1,050	1.7%	500	2.3%	6,311	2.3%
Eating & Drinking Places	14	4.3%	173	4.8%	318	5.6%	4,666	7.5%	1,227	5.1%	18,842	6.8%
Miscellaneous Retail	18	5.5%	160	4.5%	305	5.4%	2,875	4.7%	1,195	5.0%	9,406	3.4%
Finance, Insurance, Real Estate Summary	24	7.3%	104	2.9%	502	10.1%	3,321	5.4%	2,326	12.2%	26,760	9.6%
Banks, Savings & Lending Institutions	9	2.7%	41	1.1%	141	2.5%	820	1.3%	616	2.6%	7,504	2.8%
Securities Brokers	1	0.3%	2	0.1%	81	1.4%	264	0.4%	475	2.0%	2,329	0.8%
Insurance Carriers & Agents	2	0.6%	26	0.7%	111	2.0%	1,071	1.7%	629	2.6%	8,177	2.9%
Real Estate, Holding, Other Investment Offices	12	3.6%	35	1.0%	269	4.8%	1,466	2.4%	1,206	5.0%	8,450	3.0%
Service Summary	109	33.1%	982	27.4%	2,252	39.5%	23,901	38.7%	9,634	41.1%	111,719	40.3%
Hotels & Lodging	1	0.3%	9	0.3%	23	0.4%	667	1.1%	94	0.4%	2,851	1.0%
Automotive Services	8	2.4%	26	0.7%	106	1.9%	1,158	1.9%	540	2.3%	4,237	1.5%
Motion Pictures & Amusements	10	3.0%	220	6.1%	133	2.4%	1,486	2.4%	541	2.3%	6,214	2.2%
Health Services	12	3.6%	90	2.5%	383	7.0%	5,545	9.0%	776	3.3%	26,780	9.6%
Legal Services	2	0.6%	15	0.4%	86	1.5%	509	0.8%	776	3.3%	5,730	2.1%
Education Institutions & Libraries	5	1.5%	217	6.1%	114	2.0%	3,354	5.4%	456	1.9%	15,384	5.5%
Other Services	71	21.6%	425	11.9%	1,387	24.1%	11,041	17.5%	5,897	24.6%	50,523	18.2%
Government	7	2.1%	50	1.4%	51	0.9%	717	1.2%	429	1.8%	14,965	5.4%
Other	10	3.0%	1	0.0%	213	3.8%	153	0.2%	610	3.4%	1,127	0.4%
Totals	329	100.0%	3,596	100.0%	5,645	100.0%	61,815	100.0%	23,912	100.0%	277,533	100.0%

Source: Business data provided by InSitePro, Omaha NE Copyright 2010, all rights reserved. Esri Products by 2010.





## Business Summary by NAICS Codes

Prepared by Randall Thomas

Commerce Towne Place, Commet... Latitude: 42.556558  
 Ring: 1, 5, 10 Miles Longitude: -83.448609

	1 mile radius				5 miles radius				10 miles radius			
<b>Total Businesses:</b>	329				5,545				23,909			
<b>Total Employees:</b>	3,586				61,015				277,533			
<b>Total Residential Population:</b>	3,514				145,459				497,237			
<b>Employee/Residential Population Ratio:</b>	0.99				0.42				0.56			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry & Hunting	0	0.0%	3	0.1%	16	0.3%	30	0.0%	65	0.3%	466	0.2%
Mining	1	0.3%	0	0.0%	3	0.1%	18	0.0%	13	0.1%	79	0.0%
Utilities	0	0.0%	0	0.0%	8	0.1%	479	0.8%	25	0.1%	611	0.2%
Construction	29	8.8%	152	4.2%	475	8.4%	2,651	4.3%	1,976	8.3%	11,639	4.2%
Manufacturing	37	11.2%	1,168	32.8%	266	4.7%	8,127	13.1%	1,041	4.4%	25,056	9.0%
Wholesale Trade	27	8.2%	127	3.6%	314	5.6%	1,187	6.8%	1,297	5.4%	14,920	5.4%
Retail Trade	55	16.7%	739	20.8%	669	15.7%	11,760	19.0%	3,206	13.4%	40,593	14.7%
Motor Vehicle & Parts Dealers	7	2.1%	66	1.9%	62	1.1%	1,131	1.8%	309	1.3%	5,754	2.1%
Furniture & Home Furnishings Stores	2	0.6%	5	0.1%	48	0.9%	364	0.6%	172	0.7%	1,556	0.6%
Electronics & Appliance Stores	6	1.8%	45	1.3%	79	1.4%	669	1.1%	323	1.4%	4,456	1.6%
Big Box Material & Garden Equipment & Supplies Dealers	10	3.0%	99	2.8%	60	1.1%	536	0.9%	297	1.2%	3,608	1.3%
Food & Beverage Stores	5	1.5%	226	6.3%	76	1.3%	1,633	2.6%	280	1.2%	6,004	2.2%
Health & Personal Care Stores	3	0.9%	61	1.7%	89	1.6%	1,012	1.6%	299	1.3%	3,564	1.3%
Grocery Stores	2	0.6%	5	0.1%	31	0.5%	124	0.2%	145	0.6%	599	0.2%
Clothing & Clothing Accessories Stores	7	2.1%	29	0.8%	206	3.6%	1,976	3.2%	475	2.0%	3,502	1.2%
Sport Goods, Hobby, Book, & Music Stores	5	1.5%	25	0.7%	66	1.2%	757	1.2%	229	1.0%	2,308	0.8%
General Merchandise Stores	3	0.9%	144	4.0%	43	0.8%	2,882	4.7%	144	0.6%	6,577	2.4%
Miscellaneous Store Retailers	5	1.5%	30	0.8%	124	2.2%	571	0.9%	465	2.0%	2,236	0.8%
Nonstore Retailers	1	0.3%	1	0.0%	10	0.2%	105	0.2%	49	0.2%	339	0.1%
Transportation & Warehousing	3	0.9%	6	0.2%	61	1.1%	357	0.6%	342	1.4%	3,581	1.3%
Information	7	2.1%	57	1.6%	108	1.9%	861	1.4%	462	1.9%	5,027	1.8%
Finance & Insurance	13	4.0%	70	2.0%	327	5.7%	1,564	2.5%	1,759	7.4%	15,535	5.6%
Central Bank/Credit Intermediation & Related Activities	9	2.7%	41	1.1%	142	2.5%	521	0.8%	619	2.6%	7,766	2.8%
Securities, Commodity Contracts & Other Financial Investments & Other Related Activities	1	0.3%	2	0.1%	83	1.5%	264	0.4%	501	2.1%	2,873	1.0%
Insurance Carriers & Related Activities, Funds, Trusts & Other Financial Vehicles	2	0.6%	26	0.7%	112	2.0%	1,079	1.7%	638	2.7%	9,873	3.5%
Real Estate, Rental & Leasing	12	3.6%	41	1.1%	269	5.1%	1,541	2.5%	1,276	5.3%	9,736	3.5%
Professional, Scientific & Tech Services	37	11.2%	178	5.0%	654	11.6%	5,381	8.7%	3,169	13.2%	29,650	10.6%
Legal Services	2	0.6%	15	0.4%	36	0.6%	531	0.9%	947	3.9%	6,056	2.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	5	0.1%	41	0.1%	21	0.1%	112	0.0%
Administrative & Support & Waste Management & Remediation Services	15	4.6%	129	3.6%	322	5.7%	1,580	2.5%	1,310	5.5%	9,680	3.5%
Educational Services	8	2.4%	246	6.9%	141	2.5%	7,651	12.4%	558	2.3%	15,352	5.5%
Health Care & Social Assistance	17	5.2%	138	3.9%	499	8.8%	7,055	11.4%	2,010	8.4%	32,726	11.8%
Arts, Entertainment & Recreation	6	1.8%	144	4.0%	104	1.8%	1,266	2.1%	400	1.7%	5,446	2.0%
Accommodation & Food Services	14	4.3%	182	5.1%	355	6.3%	5,423	8.8%	1,362	5.7%	22,053	8.0%
Accommodation	1	0.3%	9	0.3%	23	0.4%	667	1.1%	94	0.4%	2,851	1.0%
Food Services & Drinking Places	14	4.3%	173	4.8%	332	5.9%	4,756	7.7%	1,269	5.3%	19,322	6.9%
Other Services (except Public Administration)	30	9.1%	152	4.2%	505	9.3%	3,325	5.4%	2,339	9.8%	14,445	5.4%
Automotive Repair & Maintenance	7	2.1%	25	0.7%	66	1.2%	535	0.9%	414	1.7%	2,650	0.9%
Public Administration	7	2.1%	50	1.4%	51	0.9%	717	1.2%	430	1.8%	15,039	5.4%
Unclassified Establishments	11	3.3%	1	0.0%	221	3.9%	199	0.3%	846	3.5%	1,477	0.5%
<b>Total</b>	<b>329</b>	<b>100.0%</b>	<b>3,586</b>	<b>100.0%</b>	<b>5,545</b>	<b>100.0%</b>	<b>61,015</b>	<b>100.0%</b>	<b>23,909</b>	<b>100.0%</b>	<b>277,533</b>	<b>100.0%</b>

Source: Business data provided by InSight, Omaha NE Copyright 2010, all rights reserved. East forecasts for 2010.





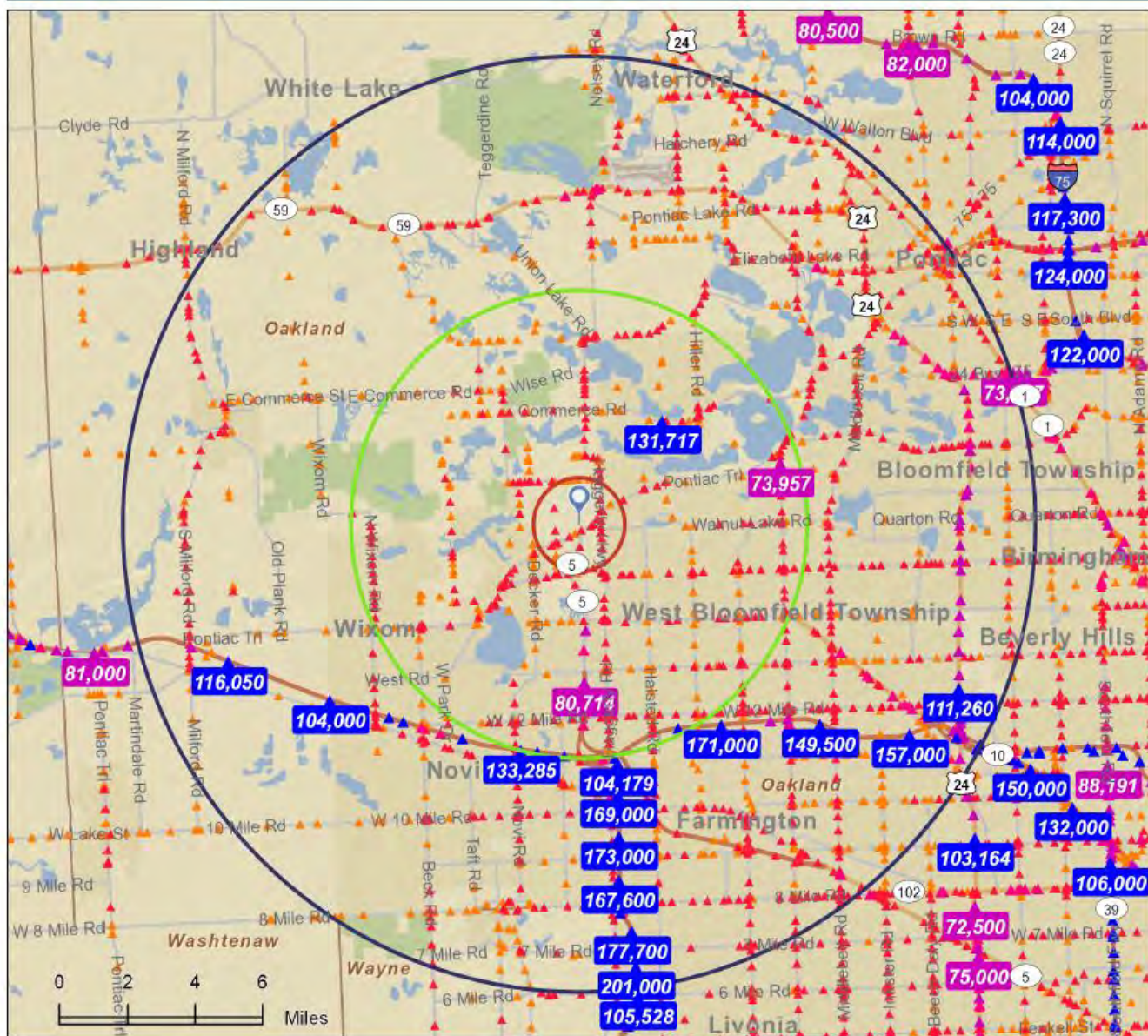
## Traffic Count Map

Commerce Towne Place, Commerce Twp  
Ring: 1, 5, 10 Miles

Prepared by Randall Thomas

Latitude: 42.556558

Longitude: -83.448609



**Average Daily Traffic Volume**  
 Up to 6,000 vehicles per day  
 6,001 - 15,000  
 15,001 - 30,000  
 30,001 - 50,000  
 50,001 - 100,000  
 More than 100,000 per day



Table  
Origin-Destination Study Data Summary

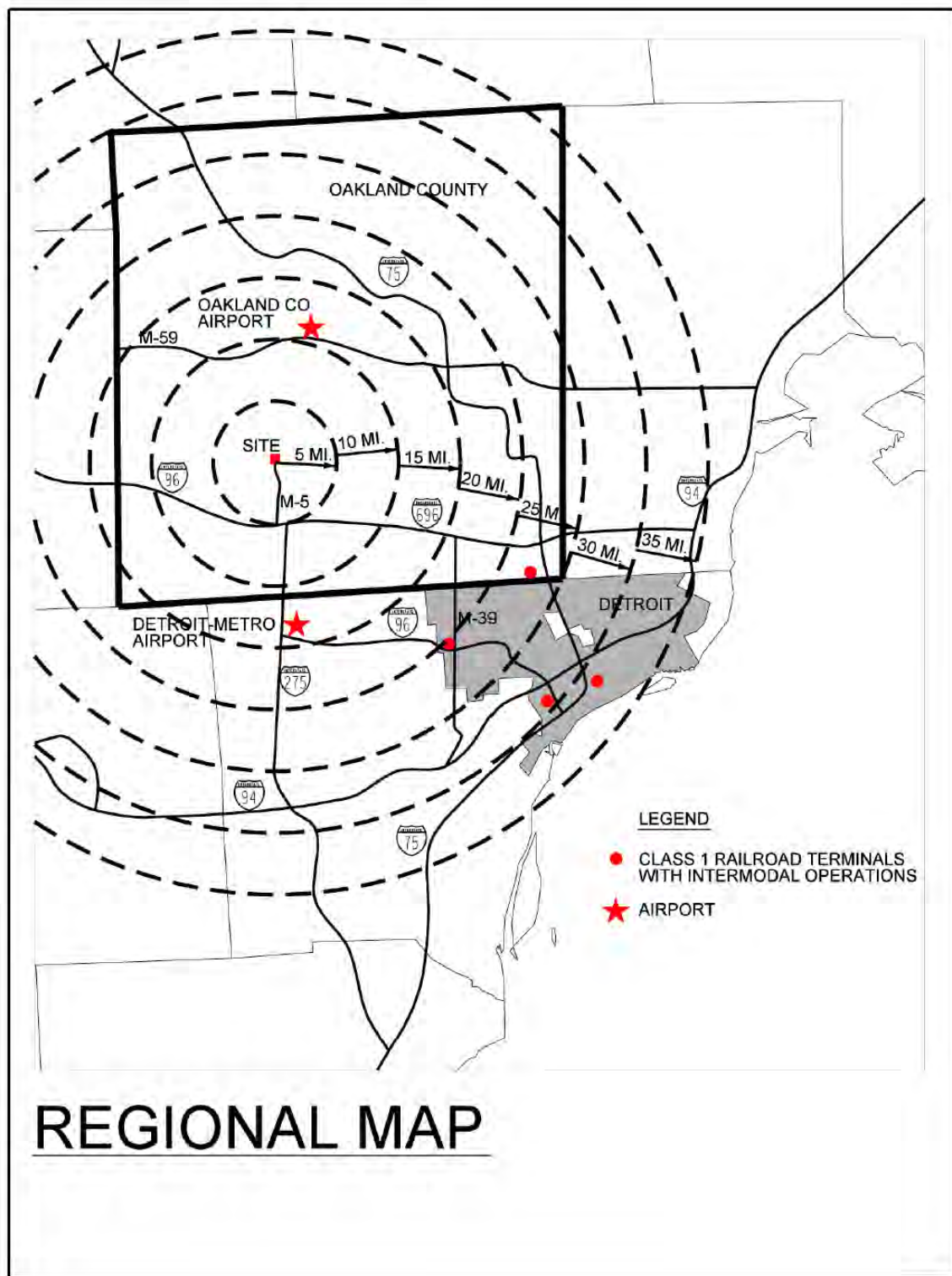
Municipality	Points	Percentage
West Bloomfield	1298	21.02
Commerce Township	1278	20.70
Farmington Hills	546	8.84
Novi	482	7.81
Waterford	361	5.85
White Lake Township	307	4.97
Wyom	307	4.97
Walled Lake	302	4.89
Wolverine Lake	206	3.34
Southfield	100	1.62
Bloomfield Township	76	1.23
Highland Township	71	1.15
Pontiac	66	1.07
Independence Township	57	0.92
Troy	56	0.91
Rochester Hills	46	0.75
Royal Oak	46	0.75
Orchard Lake Village	44	0.71
Milford Township	42	0.68
Milford	36	0.58
Orion Township	35	0.57
Auburn Hills	33	0.53
Lyon Township	32	0.52
Farmington	29	0.47
Springfield Township	25	0.40
Ferndale	24	0.39
Keego Harbor	24	0.39
Birmingham	20	0.32
Oak Park	19	0.31
Oxford Township	17	0.28
Sylvan Lake	17	0.28
Brandon Township	15	0.24
South Lyon	14	0.23
Berkley	12	0.19
Beverly Hills	11	0.19
Oroneland Township	11	0.18
Hazel Park	11	0.18
Madison Heights	10	0.18
Rose Township	9	0.16
Clewson	9	0.15
Holly	8	0.15
Lathrop Village	8	0.13
Rochester	6	0.13
Huntington Woods	6	0.10
Lake Orion	5	0.10
Oakland Township	4	0.08
Franklin	4	0.08
Holly Township	4	0.06
Ortonville	3	0.06
Addison Township	2	0.05
Bingham Farms	2	0.03
Bloomfield Hills	2	0.03
Clarkston	2	0.03
Northville	2	0.03
Oxford	0	0.00
Lake Angelus	0	0.00
Leonard	0	0.00
Pleasant Ridge	0	0.00
<b>TOTAL</b>	<b>6174</b>	<b>100.00</b>

# Legend

## Road Type

- Interstate
- US Highway
- State Highway
- Major Road
- Eastbound Maple east of M5
- Eastbound Pontiac Trail east of M5
- Eastbound 14 Mile
- Pontiac Trail east of Haggerty eastbound
- Westbound 14 Mile
- Westbound Maple
- Westbound Pontiac Trail west of M5

Map Created on: Jan-12, 2006



Zoning Map

Commerce Charter Township,  
Oakland County, Michigan



- R-1A Large Lot One Family Residential
- R-1B One Family Residential
- R-1C One Family Residential
- R-1D One Family Residential
- R-2 Attached Residential
- RM Multiple Family Residential
- MHP Mobile Home Park
- B-1 Local Business
- B-2 Community Business
- B-3 General Business
- O Office
- TLM Technology Light Manufacturing
- I Industrial
- HF Hospital Facilities
- HOS Hospitality
- SPD Special Purpose District
- PRD Public Recreation District
- HRC Haggerty Road Corridor Overlay
- TC Town Center Overlay
- CV Commerce Village Overlay
- ULR Union Lake Road Overlay
- ULR Overlay District Outline

\* Conditional Zoning: These areas may have additional requirements. Contact Planning Department for additional information.

**CERTIFICATION**  
I, Vanessa Magner, Township Clerk, Commerce Charter Township, do hereby certify that this is a true copy of the map adopted by the Township Board for Commerce Charter Township, Oakland County, Michigan, on the 25th day of June, 2016, as well as those amendments made to the revision dates shown.

*Vanessa Magner*  
Vanessa Magner, Clerk, Commerce Charter Township

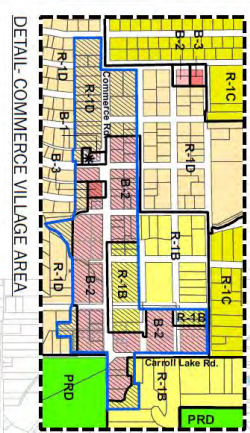
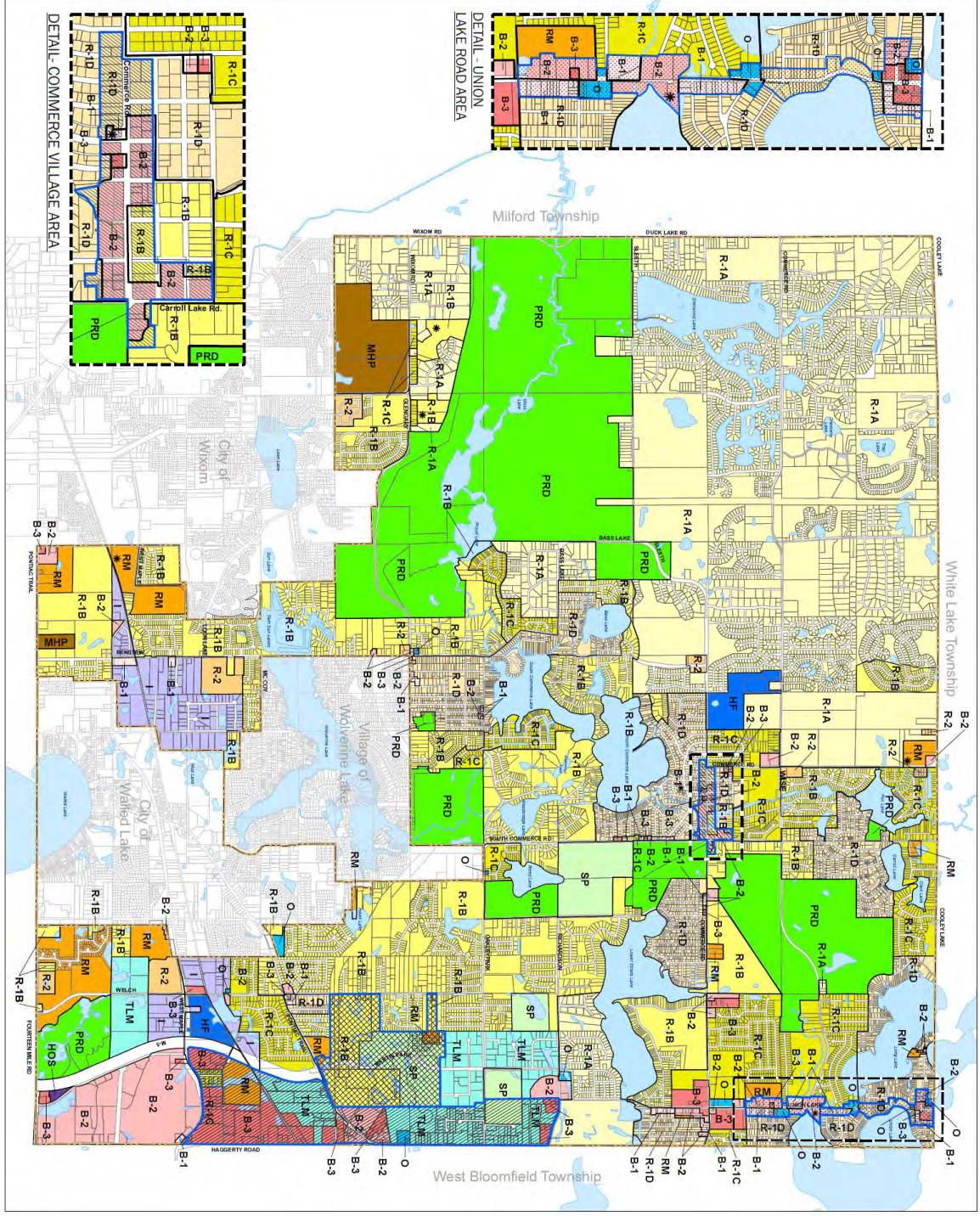
Date	Ordinance	Date	Ordinance	Date	Ordinance
6/22/10	No. 2005	1/26/13	No. 2008	2/9/16	No. 2005
6/22/10	No. 2005	1/26/13	No. 2008	2/9/16	No. 2005
6/22/10	No. 2005	1/26/13	No. 2008	2/9/16	No. 2005
6/22/10	No. 2005	1/26/13	No. 2008	2/9/16	No. 2005

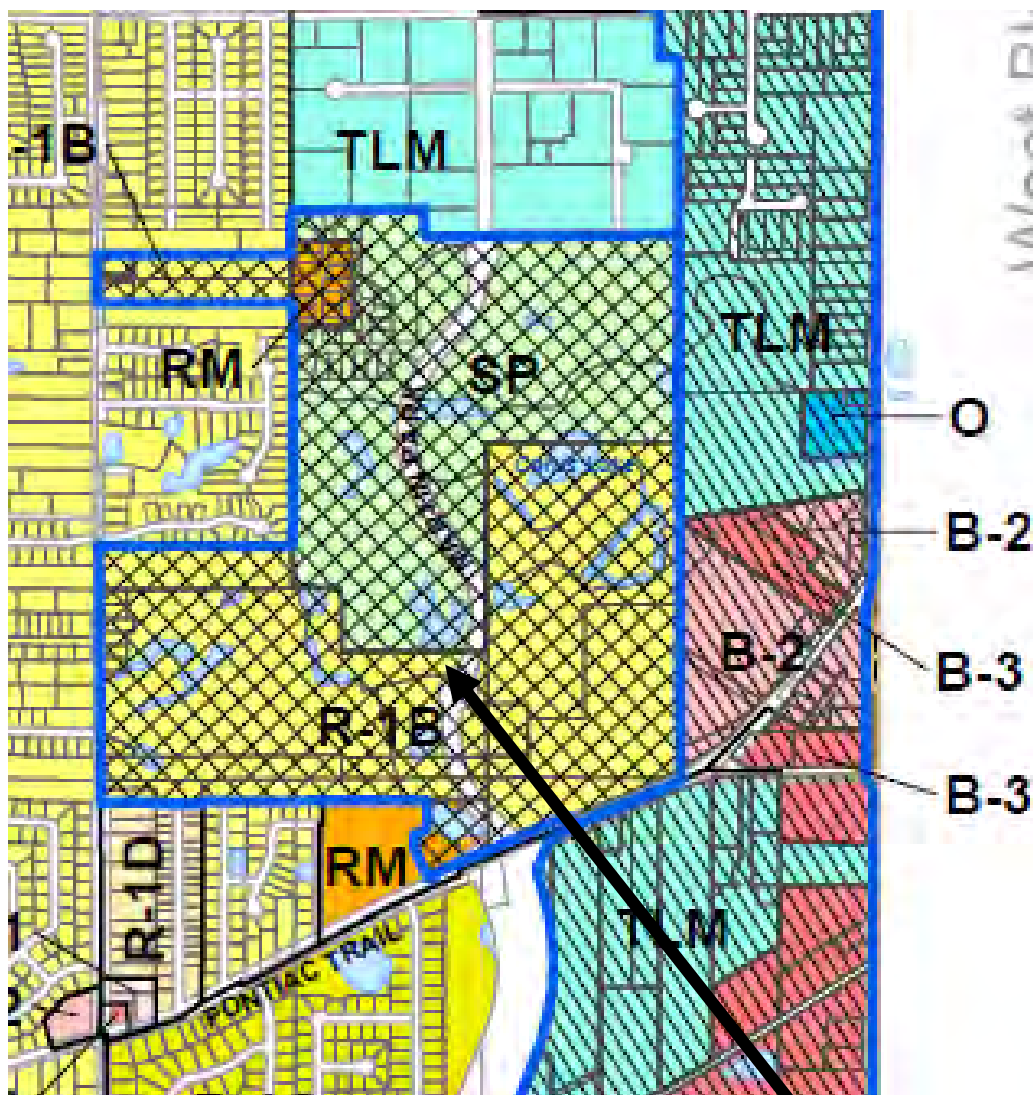
**NOTE:**  
The lines of this map are representations of the actual parcel lines and are not intended to be substituted for an official survey or used to resolve boundary or area discrepancies. Official official Commerce Charter Township records for precise distances should be used and areas of parcels.  
**SOURCES:** RCW Data Source: Oakland County, GIS, 2015.  
Base Map Data Source: Michigan Center for Geographic Information, Oakland County Geographic Framework, version 14a.  
Zoning Data Source: Commerce Charter Township.

Map Prepared February 24, 2016

FEET 0 2000 4000  
McKenna  
11.11.16

Best Map Owner: Oakland County, Michigan 05/2015, Data Source: McKenna Associates, Inc. 10/1





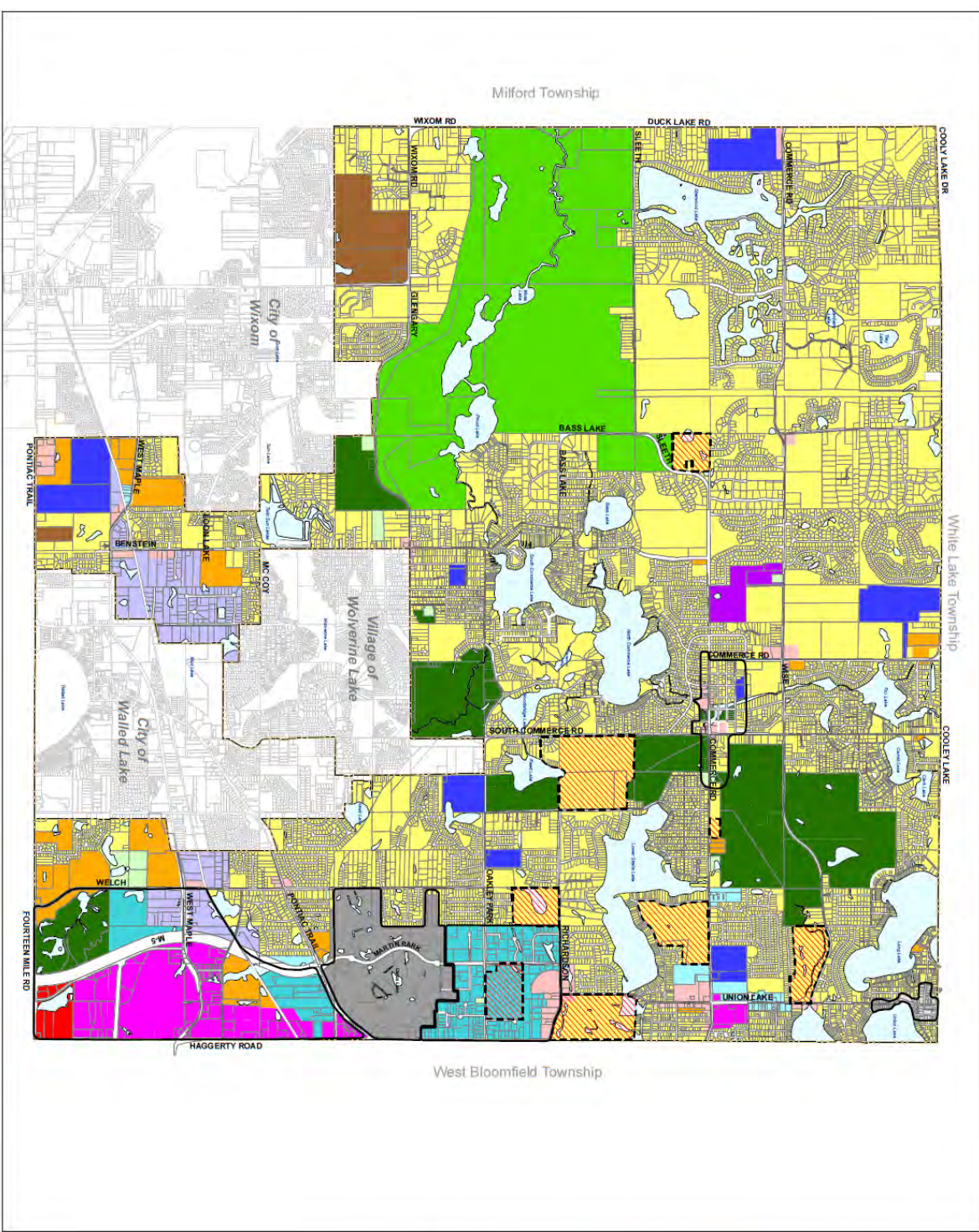
## Zoning Map

Commerce Charter Township,  
Oakland County, Michigan

	R-1A	Large Lot One Family Residential
	R-1B	One Family Residential
	R-1C	One Family Residential
	R-1D	One Family Residential
	R-2	Attached Residential
	RM	Multiple Family Residential
	MHP	Mobile Home Park
	B-1	Local Business
	B-2	Community Business
	B-3	General Business
	O	Office
	OR	Office Research
	I	Industrial
	HF	Hospital Facilities
	SPD	Special Purpose District
	PRD	Public Recreation District
	ORI	Office Research Industrial District Overlay
	HRC	Haggerty Road Corridor Overlay
	TC	Town Center Overlay
	CV	Commerce Village Overlay
	ULR	Union Lake Road Overlay
		Overlay District Outline

Commerce  
Towne Place





## Future Land Use

Commerce Charter Township,  
Oakland County, Michigan

December 7, 2015

### FUTURE LAND USE

- Single Family Residential
- Multiple Family Residential
- Manufactured Home Community
- Neighborhood Commercial
- Community Commercial
- General Commercial
- Hospital
- Industrial
- Office Service
- Technology, Light Manufacturing
- Four Corners Village
- Commerce Town Center
- Private Recreation Area
- Special Area Plans

### PUBLIC FACILITIES

- School
- Township Park
- State Land
- Community Facilities



**McKenna**  
ASSOCIATES

2000 Lakeside Drive, Suite 200, Farmington Hills, MI 48334  
248.850.1000



There are over 5.5 miles of established trails throughout the development which encompass many of the natural and wetland features.



POINTS OF INTEREST

- 1 COMMERCE TWP LIBRARY
- 2 COMMERCE TWP TOWN HALL
- 3 PEDESTRIAN BRIDGES
- 4 ROAD BRIDGE / PEDESTRIAN UNDER

MAP LEGEND

- UPLANDS
- WATER
- LOWLAND
- BUILDINGS
- WETLANDS
- SWM STORM WATER MITIGATION

TRAIL LEGEND

- LAKE TRAIL 0.7 mi
- CREEK TRAIL 0.8 mi
- TOWNHALL TRAIL 0.1 mi
- LIBRARY TRAIL 1.1 mi
- HICKORY TRAIL 0.6 mi
- FOX TRAIL 0.4 mi
- WOODLANDS TRAIL 0.9 mi
- MEADOWS TRAIL 0.5 mi
- HERON TRAIL 0.4 mi

PATHWAY MAP



**GWE**  
**Giffels-Webster**  
**Engineers, Inc.**  
 ENGINEERS-LAND SURVEYORS  
 PLANNERS-LANDSCAPE ARCHITECTS



**STORMWATER MANAGEMENT REQUIREMENTS  
FOR  
COMPONENT DEVELOPERS  
IN  
SECTION 24, COMMERCE TOWNSHIP, MICHIGAN**

**Development Area 1**

The DDA has built storm water treatment forebays and constructed stormwater wetlands for detention along the south side of the development area. The Component Developer will be responsible to provide an overland flood water relief route through the area from Pinewood Industrial Subdivision to Glengary Creek.

**Development Area 2**

The DDA has built a constructed stormwater wetland for detention along the south side of the development area. The Component Developer will be responsible for stormwater treatment and providing an overland flood water relief route through the development area from Pinewood Industrial Subdivision to Glengary Creek. Two storm sewer drains currently run through this area which conveys stormwater from Pinewood Industrial Subdivision. The drains will be left in place and will be the responsibility of the Component Developer to remove and/or abandon. The easterly drain will be the responsibility of the Component Developer to reroute and remove or leave in place and fit the development around the drain. The stormwater from the west drain has been integrated into the Martin Parkway stormwater system and is treated by the existing forebay. This forebay is not sized to handle any treatment from the development area.

**Development Area 3**

The Component Developer is responsible for stormwater treatment in this development area. The DDA has been granted a permit by the MDEQ for stormwater detention in the wetland immediately to the east of this area.

**Development Area 4**

The Component Developer is responsible for stormwater treatment in this development area. The DDA has been granted a permit by the MDEQ for stormwater detention in the wetland immediately to the west of this area.

**Development Area 5**

The development area will outlet to the Wal-Mart storm drain system and will be detained in the basin behind Wal-Mart. The Component Developer is responsible for storm water treatment.

**Development Area 6**

The Component Developer is responsible for storm water treatment. The DDA has been granted a permit by the MDEQ for stormwater detention in the wetlands and mitigation areas immediately to the southeast of this area.

**Development Area 7**

This development area is designed to outlet to the detention basin behind Wal-Mart. The Component Developer is responsible for storm water treatment discharging to the Wal-Mart basin.

**Development Area 8**

This development area will outlet to the Martin Parkway storm drain and passes through fore-bays for treatment and then constructed storm water wetlands for detention.

**Development Area 9**

Storm water treatment in this development area has been provided. The DDA has been granted a permit by the MDEQ to use the wetlands immediately to the north of this area as a bypass route to the constructed stormwater wetlands for detention.

**Development Area 10**

The DDA has been granted a permit by the MDEQ to use the wetlands immediately to the north of this area as a bypass route to the constructed storm water wetlands for detention. The Component Developer is responsible for storm water treatment.

**Development Area 11**

The Component Developer is responsible for stormwater treatment and storage for this development area. Currently, no storm drain outlet exists for the area. A storm drain outlet could potentially be built at Welch Road. If a storm drain outlet is built, the Component Developer would need to provide detention storage. If no storm drain outlet is built, the Component Developer would need to provide retention storage. Storm water detention/retention could potentially be stored on site in the wetland, however, the Component Developer would be responsible to obtain a MDEQ wetland permit for this action. If no permit is granted, storage would be in the upland area.

01/2010 Post Const. / Wetland Permit



**Development Area 12**

The Component Developer is responsible for storm water treatment for this area before discharging into the existing pond (wetland). The Component Developer is required to obtain a permit from MDEQ to discharge into the pond (wetland). The pond (wetland) is designed to provide required detention volumes. If no permit is granted, detention will be required in the uplands.

**Development Guidelines**

It is the aspiration of the DDA and Commerce Township to create an economically vibrant area for the development areas while encouraging the use of innovative stormwater management techniques. If these areas utilize environmentally conscience design and quality stormwater management techniques, a reduction in area required for stormwater management may result. Hence, more developable land may become available.

01/2010 Post Const. / Wetland Permit





### Planning Department

David Campbell, AICP  
Paula Lankford  
Anne Allard

### Visit our website:

[www.commercetwp.com](http://www.commercetwp.com)

### Visit the Planning counter:

Commerce Township Hall  
2009 Township Drive

Monday-Thursday  
7:15 am to 5:30 pm

### Telephone:

(248) 960-7050



## **FAST TRACK THE PLANNING PROCESS**

Commerce Township's Planning Department prides itself on our ability to guide applicants through the planning process as expeditiously as possible. The application checklists are available on line and through the Planning Department.

For site plan reviews, the process can generally be accomplished in less than thirty days of submittal, assuming any required revisions are handled in a timely manner.

Projects that do not require Road Commission review might be reviewed in less time; staff review takes approximately two weeks.

Change in uses, minor site plan changes and collocations are done administratively within one week.

Special Land Uses and site plans are reviewed concurrently at one Planning Commission meeting and can also be completed in less than thirty days, although may be a bit longer, if noticing requirements (through the Oakland Press newspaper) conflict with the 30 day deadline.

Rezoning and Planned Unit Developments require two additional meetings and approval by the Township Board.

Both the Planning Commission and Township Board meet once a month. Special meetings can be arranged, for an additional fee of \$750.00 and approval by the Clerk of the Planning Commission.

**The most important step in the fast track process is the pre-meeting to outline the scope of work, required documents, timelines and required approvals!**

- ✓ Pre – meeting with Planning Director to review project. No fee for first meeting.
- ✓ Submit site plan, landscape plan and applicable other plans for cursory review by Planning and Engineering and Building Departments. Escrow money deposited at this time – determined by Planning Director.
- ✓ Cursory review done within 3-5 business days.
- ✓ Make application with Planning Department (\$350 fee for site plan review, \$500 fee for special land use review fee). Submit 10 sets of plans for site plan review or Planned Unit Developments (11 for Special Land Use, 2 for Rezoning). Applications must be made at least two weeks prior to Planning Commission meeting if no RCOC review is required; three weeks prior if RCOC review is needed. Special Land Uses, Rezonings and Planned Unit Developments require a 4 week lead time, due to noticing requirements.
- ✓ Plans sent to Engineers, Road Commission (if any work in right of way), Building Department, Attorneys, Fire and Sherriff (if necessary). Reviews take two weeks.
- ✓ Submit revised site plan, if necessary.
- ✓ Attend Planning Commission meeting. Site Plan and Special Land Uses require one Planning Commission meeting; Rezonings and Planned Unit Developments go to Township Board for two additional meetings. Planned Unit Developments go back to Planning Commission for site plan review following Township Board approval of P.U.D. agreement.



**WATER AND SEWER TAP FEES****WATER**Water Connection:

3/4"	\$ 1,149.00
1" or less	\$ 2,043.00
1.5"	\$ 4,698.00
2"	\$ 8,170.00
3"	\$ 18,383.00
4"	\$ 32,681.00
6"	\$ 73,532.00
8"	\$ 130,724.00
10"	\$ 204,257.00
12"	\$ 294,130.00

Commerce Plumbing Permit

1"	\$ 80.00
1 1/2"	\$ 90.00
2"	\$ 95.00
over 2"	\$ 100.00

County Fees:

Service Size	Meter Size	Existing HDPE	New HDPE	Existing Copper	New Copper
1"	1"	\$ 1,399.00	\$ 1,439.00	\$ 1,469.00	\$ 1,509.00
1 1/2"	1"	\$ 1,856.00	\$ 1,901.00	\$ 1,926.00	\$ 1,971.00
1 1/2"	1 1/2"	\$ 2,026.00	\$ 2,071.00	\$ 2,096.00	\$ 2,141.00
2"	1"	\$ 2,143.00	\$ 2,193.00	\$ 2,213.00	\$ 2,263.00
2"	1 1/2"	\$ 2,313.00	\$ 2,363.00	\$ 2,383.00	\$ 2,433.00
2"	2"	\$ 2,422.00	\$ 2,472.00	\$ 2,492.00	\$ 2,542.00

County Additional Water Meter Fees

	Permit	Meter	Total
1"	\$ 211.00	\$ 310.00	\$ 521.00
1 1/2"	\$ 292.00	\$ 480.00	\$ 772.00
2"	\$ 344.00	\$ 589.00	\$ 933.00

**SEWER**Sewer Charges - on city water

3/4"	\$ 4,500.00
1" or less	\$ 4,896.00
1.5"	\$ 11,016.00
2"	\$ 19,584.00
3"	\$ 44,064.00
4"	\$ 78,336.00
6"	\$ 176,256.00
8"	\$ 313,344.00
10"	\$ 489,600.00
12"	\$ 705,024.00

Per REU	\$ 4,896.00
---------	-------------



**ARTICLE 19****TC, TOWN CENTER OVERLAY DISTRICT****SECTION 19.01. Statement of Purpose**

The intent of the TC, Town Center Overlay District is to encourage the development of a lively, mixed use area, consisting of retail, office, residential, township governmental, and hospitality uses. It is intended that this district will be a primary focus of community activity.

More specifically, purposes of this district are as follows:

- A. Promote the development of a commercial service district in which a variety of retail, commercial, office, civic, entertainment and residential uses are permitted in a pedestrian accessible environment.
- B. Provide flexible regulations regarding streetscape design, landscape design, parking, architectural and façade design, residential dwelling units, and setback standards.
- C. Encourage development of buildings that are harmonious with each other and with the Township's Master Plan recommendations for the Town Center Area Plan, the boundaries of which are coterminous with the boundaries of the Town Center Overlay District.

The purpose of the regulations contained herein is to give general guidelines or parameters, recognizing that details regarding the uses and structures will emerge at the time of development. Because of existing conditions, conventional zoning standards cannot be reasonably applied to The Town Center Overlay District. Conventional zoning standards are too inflexible to deal with the type of development anticipated.

The regulations herein have been developed in accordance with the adopted Township Master Plan and the following principles:

- A. The integrity and value of existing nearby single-family residences should be preserved consistent with the Master Plan.
- B. The redevelopment of this area should have connections to the surrounding road network, where prudent.
- C. Development should be sensitive to the unique environmental features of the area.
- D. Integrating the mix of uses into a unified development plan that will result in greater efficiency, economic value, and a greater potential to create a sense of place so as to attract new residents and give existing residents a community they can be proud of.



- E. Road improvements should be planned and developed so needed improvements are in place to handle increased traffic.

#### **SECTION 19.02. Applicability of Overlay Zoning Concept**

The Town Center Overlay District is a mapped zoning district that imposes a set of requirements in addition to those of the underlying zoning district shown on the Zoning Map. In the Town Center Overlay District, the property shall be developed only under the applicable conditions and requirements of both zones. It is intended that existing uses maintain conformity with underlying zoning standards, but any expansion, redevelopment, or new development shall conform to the Town Center Overlay District standards. In the event there is a conflict between the requirements of the two zones, the requirements of the Town Center Overlay District shall govern.

#### **SECTION 19.03. Creation of Town Center Overlay District Boundaries**

The Town Center Overlay District boundaries shall be as established on the Official Zoning Map. Town Center Overlay Districts may be established or amended according to the Zoning Ordinance amendment procedures in Article 3.

#### **SECTION 19.04. Permitted Uses and Structures**

##### **A. Principal Uses and Structures**

In all areas zoned Town Center Overlay District, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following regionally-oriented principal permitted uses. The permitted location of such uses shall be based on the Commerce Township Future Land Use Map for the area.

1. Multiple-family housing may be in the form of townhouses, apartments, brownstone apartments, or similar configuration. Business, office, retail and residential uses may occupy the same building, provided that:
  - a. With the exception of legal home occupations, no business, entertainment, office use or retail business shall be located on the same floor that is used for residential purposes.
  - b. No floor may be used in whole or in part for business or office use or retail business on a floor located above a floor used for residential purposes.
  - c. Where there are non-residential and residential uses in a building, the residential uses shall be provided with separate, private entrances.
2. Housing for the elderly, including assisted living facilities.
3. Residential care facilities.

*Article 19 – TC, Town Center Overlay District*

4. Generally recognized retail businesses that supply commodities on the premises, such as, but not limited to: stores selling groceries, meats, fruits and produce, dairy products, baked goods, and other specialty food products, pharmaceuticals, dry goods, flowers, clothing, notions, furniture, and hardware.
5. Department stores.
6. Hotels.
7. Public and quasi-public uses such as municipal offices, courthouses, public off-street parking, libraries, museums, public safety facilities, and public recreational facilities.
8. Offices of an executive, administrative, or professional nature.
9. Medical offices and medical laboratories.
10. Research and development businesses.
11. Performing arts center, theaters, assembly halls, community centers, or similar places of assembly.
12. Outdoor theater, plazas, parks, and public gathering places.
13. Schools and colleges.
14. Business establishments that perform services on the premises, such as, but not limited to: banks and other financial institutions (not including drive-thru, which are subject to special land use approval), insurance offices, real estate offices, and travel agencies.
15. Churches and other places of worship.
16. Dry cleaning drop-off establishments (not to exceed 4,000 sq.ft.), dealing directly with the consumer, but not including drive-thru facilities.
17. Indoor commercial recreational facilities, such as health clubs, handball and racquetball facilities, pool and billiard establishments, ice arenas, tennis, archery and similar facilities, but not including inflatable buildings.
18. Personal service shops, including, but not limited to: repair shops (such as watch, radio, television, shoe repair, and home appliance), tailor and dressmaking shops, beauty and barbershops, and photographic studios.
19. Standard restaurants (except drive-in and drive-thru facilities, which are subject to special land use approval), taverns and bars.
20. Fast food restaurants (except drive-in and drive-thru facilities, which are subject to special land use approval).



*Article 19 – TC, Town Center Overlay District*

21. Take-out food and beverage sales.
22. Outdoor cafes, outdoor eating areas subject to adequate control of noise, particularly adjacent to residential areas.
23. Essential services.
24. Uses and structures accessory to the above, subject to the provisions in Article 33.

**B. Special Land Uses**

The following uses may be permitted by the Planning Commission, subject to the conditions specified for each use; review and approval of the site plan by the Planning Commission; any special conditions imposed by the Planning Commission that are necessary to fulfill the purposes of this Ordinance; and, the procedures and requirements in Article 34.

1. New single family detached dwelling units. (Special use approval shall not be required for expansion or renovation of a single family dwelling in existence at the time of adoption of this Article, provided that such expansion or renovation is in compliance with the adopted Building Code.)
2. Drive-thru or drive-in facilities, subject to Article 26.
3. Farmers' market.
4. Bed and breakfast establishments, containing ten (10) or fewer units.
5. Clubs, fraternal organizations, and lodge halls.
6. Funeral and interment services.
7. Retail sales in which both a workshop and retail outlet or showroom are required, such as, but not limited to establishments for interior decorators, artisans, upholsterers, printers, and photographers, subject to the following provisions:
  - a. Not more than eighty percent (80%) of the total useable floor area shall be used for service, repair or processing functions, and
  - b. Retail or showroom functions shall be located in the portion of the building where the customer entrance is located.
8. Dry cleaning plants when they are incidental to a dry cleaning establishment on the site.
9. Uses and structures accessory to the above.

**C. Uses Not Permitted**

1. Uses having outside storage shall be prohibited.



**SECTION 19.05. Development Standards**

Buildings and uses in the Town Center Overlay District, except for residential dwellings, shall comply with the following requirements.

**A. Building Entrances**

The first floor main entrance of the structure shall be oriented toward the road on which the structure fronts, and open to the general public. If the site is on a corner, it may have its first floor main entrance oriented to either road. No overhead doors are permitted facing a road. If necessary, in larger developments a mid-block passageway shall be constructed to provide access from parking areas to main entrances.

**B. Façade Design**

All building facades that face a road shall conform to the following design criteria:

1. Windows. All commercial building facades under 15,000 square feet in gross floor area that are visible from the road shall have windows with transparent, non-reflective glass, with the following requirements:

- a. First floor: minimum 30% of facade.
- b. Second floor and above: minimum 20% of facade.

Windows on the first floor shall be a minimum of two (2) feet above finished floor level.

2. Exterior Building Materials. Traditional building materials, such as finished masonry, stone, brick, or wood, shall be used as the predominant exterior building materials for all new construction, renovations, and additions. Plain concrete block, plain concrete, corrugated metal, plywood, vinyl siding and sheet pressboard are prohibited. At the building's interface with a sidewalk, cast concrete or another product shall be used that is not subject to spalling. Cement-based finishes, cement plaster, and Exterior Insulation Finish System (E.I.F.S.) are permitted only if used a minimum of ten (10) feet above grade, where such finishes will be less susceptible to damage, and provided they cover no more than ten percent (10%) of the exterior surface area (may exceed 10% with approval of Planning Commission where material is scored or otherwise architecturally treated to give the appearance of texture rather than a flat, monotonous façade). The Planning Commission may approve alternative manufactured exterior materials if there is a compelling structural reason, upon finding that such materials replicate authentic traditional building materials in terms of appearance and durability.
3. Architectural Guidelines. Traditional architecture is favored in the Town Center Overlay District, rather than radical design themes, structures and roof forms, which would draw unnecessary attention to the buildings. Traditional



architectural design is intended to convey an image of durability, permanence, craftsmanship, and consistent with Township planning standards. Building facades that incorporate canopies or walls with mock gables must provide a roof component to provide depth and give a more authentic appearance. Inflatable buildings shall be prohibited.

4. **Utilities.** Utility meters, conduits, etc., shall be screened, constructed in a building recess, or otherwise hidden so they are not visible from any public road.
5. **Fire Escapes.** Fire escapes shall not be permitted on a building's front facade. In buildings requiring a second means of egress pursuant to the local building codes, internal stairs or other routes of egress shall be used.

### C. Side or Rear Facade Design

Wherever a side or rear facade is visible from a public or private road, or if parking is located at the side or rear of a building, the facade shall be designed to create a pleasing appearance, in accordance with the following design criteria:

1. **Materials and architectural features** the same as those present on the front of the building shall be used on the side or rear facade.
2. **Open areas** shall be landscaped with lawn, ground cover, ornamental shrubs, and trees, provided that sufficient light penetrates into the space.

### D. Awnings

Awnings shall be permitted on buildings subject to the following criteria:

1. **Construction.** All awnings must be made from canvas fabric or similar waterproof material, rather than metal, aluminum, plastic, or rigid fiberglass. However, awnings that are a permanent part of the building architecture may be constructed of metal, wood, or other traditional building materials where they will add diversity and interest to the facade, and only if the design and materials are consistent with the overall design of the building.
2. **Attachment to Building.** All awnings shall be attached directly to the building, rather than supported by columns or poles.
3. **Design.** Awnings shall be traditional in design; they shall be triangular in section, sloping outward and down from the top of the opening. Round-top, half-round, box, or other unusual awning shapes are discouraged. Internally lighted awnings are prohibited. There shall be a minimum of clearance of eight (8) feet between the sidewalk and the lowest part of the awning.
4. **Maintenance.** Awnings shall be maintained on a regular basis. Fabric awnings shall be replaced when torn, or when the Planning Director determines that they are excessively faded or soiled. At the time of approval, the applicant shall



provide the Township with a fabric swatch to be kept on file. The Planning Director shall evaluate the condition of awnings by comparing the swatch to the awning fabric. A loss of 20% of color intensity, as judged by the Planning Director, shall be sufficient to necessitate replacement.

#### **E. Lighting**

1. **General Requirements.** Exterior lighting shall comply with the requirements in Article 31. Lighting must be placed and shielded so as to direct the light onto the site and away from adjoining properties. The lighting source shall not be directly visible from adjoining properties. Floodlights, wall pack units, other types of unshielded lights, and lights where the lens is visible outside of the light fixture shall be prohibited.
2. **Appropriate Lighting Levels.** Sidewalks and parking areas shall be properly lighted to facilitate the safe movement of pedestrians and vehicles and provide a secure environment. In parking areas, the light intensity shall average a minimum of 1.0-foot candle, measured five (5) feet above the surface. In pedestrian areas, the light intensity shall average a minimum of 2.0-foot candles, measured five (5) feet above the surface. The maximum average light intensity shall be ten (10) foot candles.
3. **Traditional or Decorative Fixtures.** The Planning Commission or Building Director may waive or modify the cut-off, orientation, and shielding requirements for traditional-style or decorative lighting fixtures, upon making the determination that the fixtures will comply with the illumination levels specified herein, will not cause glare or interfere with the vision of motorists, and will be consistent with the spirit and intent of this Ordinance.

#### **F. Parking and Circulation**

Parking and parking lot design shall comply with the following standards, in addition to the provisions of Article 28.

1. **Front Yard Parking.** New or expanded parking lots on the interior of the lots shall be located to the rear or side of the buildings, accessed by means of shared driveways, preferably from side roads or lanes. Parking lots shall connect with parking lots on adjacent properties. No new parking lot shall be created nor any existing parking lot expanded in front of a building unless the Planning Commission determines that parking in front of the building would be acceptable for either of the following reasons:
  - a. Front yard parking is required to maintain the continuity of building setbacks in the block while making efficient use of the site, or

*Article 19 – TC, Town Center Overlay District*

b. Front yard parking is required for the purposes of traffic safety and to minimize driveway curb cuts where the new parking lot is proposed to connect with one or more parking lots on adjoining parcels.

2. **Cross-Access and Shared Parking.** Cross-access easements and a shared maintenance agreement are required for adjacent lots with connected parking lots. Easements and a maintenance agreement meeting the requirements of this Ordinance and the Commerce Charter Township Code shall be prepared by the Township Attorney, executed by the parties, and recorded at the Office of the Oakland County Register of Deeds. The cross-access shared driveway shall be installed at the same time that the parking lot on the same lot is constructed.

Common shared parking facilities are encouraged. Required parking may be accommodated off-site in common, shared parking facilities provided they are within 500 ft.

Off-street parking shall be set back a minimum of ten (10) feet from the front lot line. Off-street parking shall be set back a minimum of ten (10) feet from any single family residentially zoned parcel.

3. **Maximum Number of Spaces.** In order to maximize the amount of land area left for landscaping and open space, paving shall be confined to the minimum area necessary to comply with the parking requirements of Article 28. Accordingly, the maximum number of parking spaces that may be provided is 120% of the minimum parking requirement.
4. **Pedestrian Circulation.** The parking lot layout shall accommodate pedestrian circulation from the edge of the parking lot to the entrance of the buildings. Pedestrian crosswalks shall be provided, shall be distinguished by textured paving or brick pavers, and shall be integrated into the sidewalk network.
5. **Screening.** Surface parking lots shall be screened from the road and adjacent residential areas in accordance with Article 19.
6. **Collective Provision of Off-Street Parking.** Off-street parking for separate buildings or uses may be provided collectively subject to the following conditions:
  - a. The total number of spaces provided collectively shall not be less than the sum of spaces required for each separate use; however, the Planning Commission may reduce the total number of required spaces upon making the determination that the parking demands of the uses being served do not overlap.
  - b. Each use served by collective off-street parking shall have direct access to the parking without crossing roads.



*Article 19 – TC, Town Center Overlay District*

- c. Easements and a maintenance agreement are required. Easements and a Maintenance Agreement meeting the requirements of this Ordinance and the Commerce Charter Township Code shall be prepared by the Township Attorney, executed by the parties, and recorded at the Office of the Oakland County Register of Deeds.

- 7. Bicycle Rack. A bicycle rack to accommodate bicycle parking shall be provided on each site.

**G. Building Setbacks**

The minimum setbacks and minimum lot size shall be based on accepted planning and design principles, taking into account the degree of compatibility between adjoining uses, sensitivity to the characteristics of the site, the need for free access for emergency vehicles, the need for adequate amounts of light and air between buildings, and the need for proper amounts of open space for the exclusive use of residents on the site. There is a desire to create a comfortable and interesting pedestrian environment with buildings as close to the road as practicable.

**H. Building Height**

Buildings shall have the appearance of being at least two (2) stories in height. The maximum height shall be four (4) stories or fifty-six (56) feet in height, except that the maximum height for hotels shall be five (5) stories or seventy (70) feet.

**I. Landscaping**

- 1. Compliance with Article 29. Each site shall comply with the landscape requirements in Article 29. However, in consideration of the overall design and impact of a specific landscape plan, and in consideration of the urban setting in which Town Center Overlay District sites are developed, the Planning Commission may modify the specific landscaping requirements set forth below, provided that any such adjustment is in keeping with the intent of this Article and the Ordinance in general.
- 2. Building Foundation Plantings. Structures shall be provided with landscaping along the portion of their foundations that is visible from a public thoroughfare. The landscaped area must be at least three (3) feet in depth. For each one hundred (100) square feet of hard-surfaced area between the building and the road lot line at least one of the following amenities must be provided: a bench or other seating, a tree, or a landscape planter.
- 3. Street Trees. A minimum of one (1) deciduous canopy tree shall be planted for each thirty-five (35) feet of road frontage. This requirement shall be waived where street trees have been planted or are proposed to be planted by the Downtown Development Authority.
- 4. Parking Lot Landscaping.



*Article 19 – TC, Town Center Overlay District*

- a. A parking lot landscape buffer is required when a parking lot is located within fifty (50) feet of a road, measured from the back of curb. The landscape buffer shall consist of:
    - i. A minimum 10-foot wide buffer between the parking lot and the road setback line.
    - ii. A decorative masonry wall or decorative wrought-iron appearing aluminum fence with a height between 3 and 3.5 feet. If a fence is proposed, decorative masonry pillars shall be used to connect fence panels with a minimum of one pillar being provided every 24-25 feet.
    - iii. A minimum 4-foot wide planting strip including evergreen shrubs planted to form a continuous hedge with a height between 2-3 feet at maturity in between the fence and the road right-of-way or road easement (see figure 19.1).
  - b. A parking lot landscape buffer is required when a parking lot is located adjacent to residentially-zoned or used land. The landscape buffer shall consist of:
    - i. A minimum 10-foot wide buffer shall be provided between the parking lot and the residential property line.
    - ii. A decorative masonry wall shall be constructed along the property line. In lieu of constructing a wall, the buffer width may be increased to twenty (20) feet.
    - iii. The buffer strip shall be planted with a variety of trees and shrubs at the following rates:
 

Deciduous trees:	2 trees per 100 lineal feet
Ornamental trees:	1 tree per 100 lineal feet
Evergreen trees:	4 trees per 100 lineal feet
Shrubs:	6 shrubs per 100 lineal feet
5. Detention Pond Landscaping. All detention ponds or similar stormwater management facilities (including bioswales, rain gardens, and similar facilities) shall be designed to have a natural appearance incorporating natural looking grading contours and native plant materials whenever possible. Detention pond landscaping shall comply with the following requirements:
- a. Clusters of large shrubs spaced not more than six (6) feet on center shall be provided above the high water or freeboard elevation of the pond. A minimum of one shrub shall be planted for every twenty (20) linear feet measured along the freeboard elevation of the pond.



*Article 19 – TC, Town Center Overlay District*

- b. One (1) ornamental deciduous tree (e.g., crabapple, pear, etc.) shall be planted for every forty (40) linear feet measured along the freeboard elevation of the pond.
- c. One canopy deciduous tree (e.g., oak, maple, etc.) shall be planted for every fifty (50) linear feet measured along the freeboard elevation of the pond.
- d. Detention ponds shall be planted with native grasses having a minimum height of 24 inches or detention pond seed mix to discourage use by waterfowl and to promote bioremediation (decontamination of the stormwater by filtering through the plants). Grass species that go dormant in winter such as fescue are suggested.
- e. Anti-waterfowl devices such as string matrix or string edge are recommended while establishing plantings, provided that such devices are removed immediately when they become unsightly or are no longer necessary.

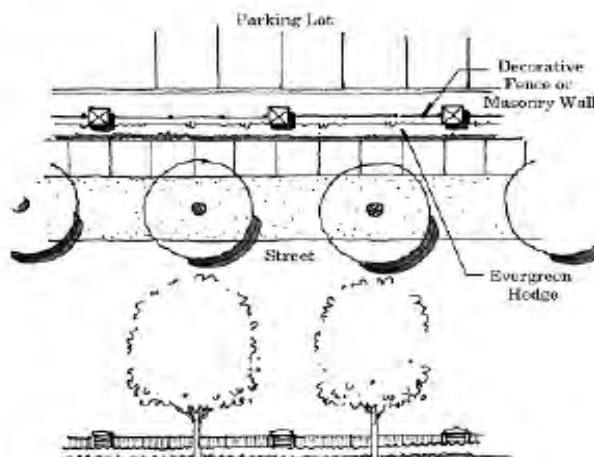
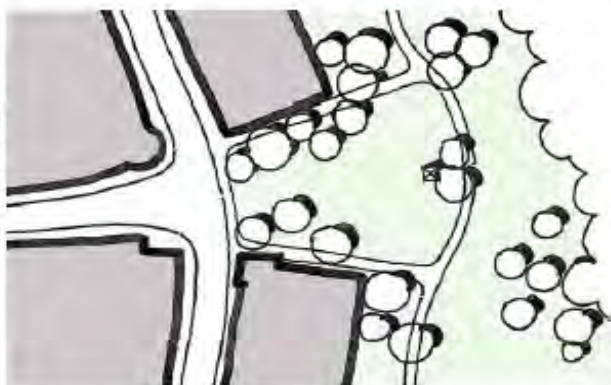


Figure 19.1 – Interior Parking Lot Buffer

## J. Open Space

All developments in the Town Center Overlay District shall provide open spaces. The requirements for open space may be waived or reduced by the Planning Commission where open space has been provided or is planned in proximity to a proposed development by the Downtown Development Authority. The types of open spaces that may be provided are summarized below:

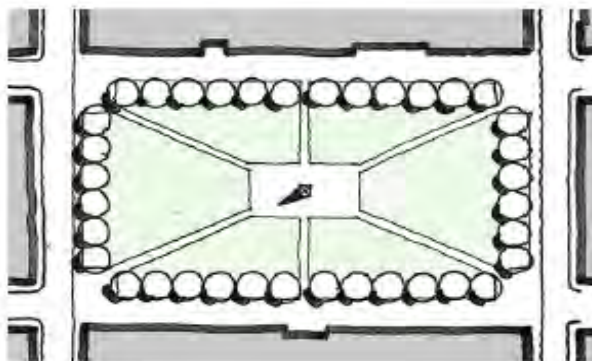
**Park.** An open space usually created around an existing natural feature. It is the largest type of open space and is the most natural in character. A park does not have a minimum area; however, it must contain a natural feature of some kind, such as a woodlot, water channel or water feature, or wetland.



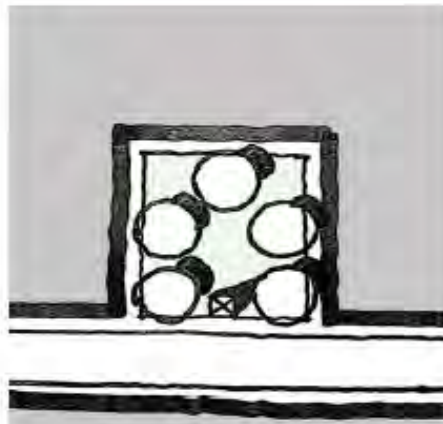
**Green.** An open space type that is spatially defined by adjacent rights-of-way, private road easements, or building facades. A green contains a grassy center that may have hard surfaced pedestrian pathways crossing the lawn area. The edges of the green are usually defined by formal tree plantings or landscaped planters which surround the grassy center. A green shall have a minimum area of 1 acre, and shall have a minimum dimension of 150 feet in any one direction.



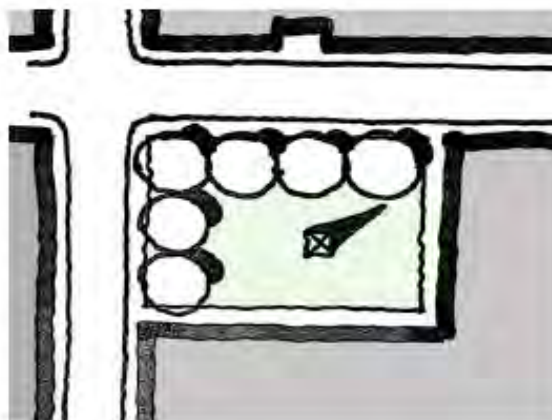
**Square.** An open space type defined by adjacent building facades, public road rights-of-way, or private road easements. It has a mix of pavement and formally designed landscaping. Monuments and art work are commonly included in its design. A square is defined on at least one side by a road. A square shall have a minimum area of 15,000 sq. ft. and a maximum area of 1 acre and shall have a minimum dimension of 100 feet in any one direction.



**Close.** A type of open space that is fronted by buildings on 3 sides and a street on the fourth side. A close is typically hard surfaced with any landscaping being located in planters or tree grates. A close shall have a minimum area of 4,000 sq. ft. and a maximum area of 15,000 sq. ft. and shall have a minimum dimension of 50 feet in any one direction.



**Corner Plaza.** A type of open space located at the corner of two roads. A corner plaza is created by shifting the build-to-zone along one road back from the frontage line of the building lot to create an open space area in between the building and the road. A corner plaza is fronted by buildings on 2 sides and by roads on 2 sides. A corner plaza shall have a minimum area of 4,000 sq. ft. and a maximum area of 6,000 sq. ft. and shall have a minimum dimension of 30 feet in any one direction. When a corner plaza is proposed, the build-to zone is shifted to the edge of a corner plaza.



**Playground.** An open space type that can be surfaced or landscaped and includes play equipment, recreational facilities such as tennis courts or basketball courts, and/or recreational fields, depending on the size of the playground. Typically, the area is fenced and is found in primarily residential areas. A playground shall have a minimum area of 5,000 sq. ft.

1. **Minimum Open Space Required.** Unless the minimum open space requirements are waived or reduced by the Planning Commission because of the proximity of open space provided by the Downtown Development Authority, then open space shall be provided in the Town Center Overlay District at the ratios expressed in the following chart:

Table 19.1: Minimum Open Space Required

Building Type	Open Space Required	Permitted Open Space Types
Commercial or Office	5% of gross floor area of buildings	Close Corner Plaza Green Square
Residential	250 sq. ft./dwelling unit	Green Park Playground

2. Location of Open Space. Open space shall be located proximate to the building type for which it is required. For example, if a Close open space is proposed to meet the open space requirement for a commercial building, the close should be fronted by commercial buildings. Common open space serving the entire development may be counted toward meeting the open space requirements of adjacent buildings, subject to approval of the Planning Commission.
3. Open Space Maintenance Plan. The applicant shall submit an open space maintenance plan indicating how privately owned open space will be maintained in an attractive and inviting condition, and identifying the party or parties responsible for maintaining the open space.

#### K. Service Access

1. A service area or designated loading space shall be reserved at the rear or side of the building, as appropriate, provided no loading space shall face directly onto a road.

#### L. Signs

1. Applicability.
  - a. When new site development is proposed, sign locations shall be shown on building elevations and site plans submitted for site plan approval and shall be reviewed and approved by the Planning Commission.
  - b. Signs proposed for an existing site developed under the standards of this Section shall require only sign permit and approval from the Building and Planning Departments, unless the proposed development requires site plan review.
  - c. No sign shall be erected without a valid sign permit. Sign permit applications are submitted to the Building Department and reviewed for ordinance compliance by the Planning Department.

For new developments, sign location shall be shown on site plans and building elevations and shall be approved by the Planning Commission.

*Article 19 – TC, Town Center Overlay District*

2. Purpose. The intent of the Town Center District sign regulations are to:
  - a. Establish reasonable standards for business identification.
  - b. Encourage creative approaches to signage within an established framework.
  - c. Promote economic vitality in the Town Center District.
  - d. Enhance property values and the visual environment in the Township by discouraging signs that visually clutter the streetscape.
  - e. Ensure that commercial signs are designed for the purpose of identifying a business in an attractive and functional manner.
  - f. Ensure that signs on the façade of buildings reinforce the intended character of the Town Center Overlay District and are integrated into the architectural scheme of the building.
  - g. Promote a quality visual environment by allowing signs that are compatible with their surroundings and that effectively communicate their message.
3. Design and Materials.
  - a. Signs shall be professionally constructed using high-quality materials such as metal, stone, hard wood, and brass. The use of exposed neon tubing in conjunction with other types of materials to emphasize the business name or logo is permitted; however, any other use of neon tubing for signage is prohibited.
  - b. Internally lit plastic letters or plastic box signs are prohibited.
  - c. To minimize irreversible damage to masonry, all mounting and supports shall be inserted into mortar joints and not into the face of the masonry.
4. Sign Lighting. Sign lighting greatly contributes to the character and perceived quality of a sign. Signs in the Town Center District shall comply with the following lighting requirements:
  - a. *Internally Illuminated Signs.* Internally illuminated signs are prohibited in the Town Center Overlay District; except that the Planning Commission may permit internally illuminated monument or wall signs if the applicant can demonstrate that no alternative sign illumination method is available to make monument or wall signs oriented towards a primary road legible to passing motorists (Martin Road, Martin Parkway, Welch Road, Pontiac Trail, Oakley Park, and Haggerty Road are the primary roads in the Town Center Overlay District).



- b. *Externally Illuminated Lighting.* Projecting light fixtures used for externally illuminated signs such as gooseneck fixtures for wall or projecting signs or ground mounted spotlights for monument signs shall be simple and unobtrusive in appearance. Any external sign light source must be designed so that the light source is directed against the sign and away from pedestrian or automobile travel ways, and the light source must not shine onto adjacent properties or cause glare for motorists or pedestrians.



Gooseneck Light Fixtures

- c. *Back-lit, Halo-lit, or Reverse Channel Letter Illumination.* The use of back-lit, halo-lit, or channel-lit lighting is permitted in the Town Center Overlay District. These types of sign lighting are appropriate for pedestrian and automobile scale sign lighting applications (see illustration at right).



Reverse Channel Illumination

- d. *Prohibited Signs.* Any sign incorporating flashing or blinking lights, animated display screens, or LCD readerboards is prohibited on private property in the Town Center Overlay District.
5. Multiple Story Buildings. The following regulations are applicable to multiple story buildings:
- Ground floor tenants shall place signs at the storefront level, below the expression line separating the ground floor from upper floors.
  - Upper story tenants may only display window signs. A maximum of one (1) window sign may be permitted in one (1) window per tenant. Such window signs may not exceed 20% of the total window area appurtenant to the tenant's floor space.
  - A directory sign shall be permitted at ground level entrances that provide access to upper story tenants.
  - Permanent banner signs are permitted on the upper façade area of a multiple story building.
6. Permitted Signs. The following types of sign are permitted in the Town Center Overlay District:

*Article 19 – TC, Town Center Overlay District***a. WALL SIGNS**

**Definition:** A sign that is mounted flush and fixed securely to or painted on a building wall, projecting no more than 12 inches beyond the face of a building wall and not extending sideways beyond the building face or above the highest line of the building to which it is attached.

**Regulations:**

- i. Wall signs should be located on the upper portion of the storefront, and should not exceed the width of the storefront bay.
- ii. Wall signs shall not exceed 15% of the area of the building façade on which they are mounted, placed, or painted. The total sign area of all Wall, Awning and Canopy, Plaque, and Permanent Banner Signs for each tenant space may not exceed the limits in Article 19.
- iii. Wall signs shall be placed in a clear signable area, which is an architecturally continuous area uninterrupted by doors, windows, or architectural details such as grillwork, piers, pilasters, or other ornamental features.

**b. AWNING & CANOPY SIGNS**

**Definition:** A sign that is printed on, painted on, or attached to an awning or canopy above a business door or window. Such signs are generally oriented toward pedestrians on the opposite side of the road.

**Regulations:**

- i. Sign lettering or logos shall comprise no more than 30% of the total exterior surface of an awning or canopy. The exterior surface shall consist of the face plus the top of the awning.
- ii. Awnings or canopies with back-lit graphics or other kinds of interior illumination are prohibited.
- iii. The total sign area of all Wall, Awning and Canopy, Plaque, and Permanent Banner Signs for each tenant space may not exceed the limits in Article 19.
- iv. The lettering and logo shall be located on the valance portion of the awning.

**c. PROJECTING SIGNS**

**Definition:** A sign that is affixed to the face of a building or structure that projects in a perpendicular manner from the wall surface of a building.

**Regulations:**

- i. Projecting signs shall not be mounted above the second floor window sill in multi-story buildings.
- ii. Projecting signs shall be small in scale and provide a minimum vertical clearance of 8 feet between the lowest point of the sign and the sidewalk.
- iii. The entire sign area of the projecting sign shall fit inside an imaginary rectangle with a maximum area of 5 square feet.
- iv. Mounting hardware shall be an integral part of the sign design.
- v. Marquee Signs are a form of projecting sign. A marquee sign is only permitted in conjunction with a theatre, cinema, or performing arts facility, and the sign may indicate the facility's name and a changeable copy portion of the sign highlighting current and future attractions. The permitted area of a Marquee Sign shall be determined by the Planning Commission.

**d. HANGING SIGNS**

**Definition:** A hanging sign is similar to a projecting sign, except that it is suspended below a marquee, awning or canopy. Hanging signs are smaller than projecting signs due to their lower mounting height.

**Regulations:**

- i. Hanging signs shall fit within an imaginary rectangle with a maximum area of 4 square feet (excluding supporting rods, chains, or similar hangers).
- ii. Hanging signs shall maintain a minimum vertical clearance of 7.5 feet between the lowest point of the sign and the sidewalk.

**e. WINDOW SIGNS**

**Definition:** A window sign is painted, posted, displayed, or etched on an interior translucent or transparent surface, including windows or doors.

**Regulations:**

- i. Window signs shall not exceed 15% of the first floor window area so that visibility into and out of the window is not obscured.
- ii. Sign copy shall not exceed 8 inches in height.
- iii. Window signs should be applied directly to the interior face of the glazing or hung inside the window to conceal all mounting hardware and equipment.
- iv. Paper signs are prohibited.

**f. PLAQUE SIGNS**

**Definition:** A plaque sign is a small version of a wall sign that is attached to surfaces adjacent to store entries or tenant entries.

**Regulations:**

- i. Plaque signs shall fit into an imaginary rectangle with a maximum area of 2 square feet. The total sign area of all Wall, Awning and Canopy, Plaque, and Permanent Banner Signs for each tenant space may not exceed the limits in Article 19.
- ii. Plaque signs may project a maximum of 3 inches from wall surfaces.

**g. RESTAURANT MENU SIGNS**

**Definition:** A restaurant menu sign is a sign that incorporates a menu for the restaurant. The purpose of restaurant menu signs is to assist customers in finding a restaurant they would like to patronize.

**Regulations:**

- i. The maximum area for menu signs is 6 square feet (not including the display box).
- ii. Menu signs shall be located in a permanently mounted display box on the surface of the building adjacent to the entry. The maximum depth of the display box shall be six (6) inches.

*Article 19 – TC, Town Center Overlay District***h. MONUMENT SIGNS**

**Definition:** A freestanding sign. Monument signs are typically used for a building or series of buildings that are separated from adjacent roads by substantial setbacks.

**Regulations:**

- i. The maximum area for a monument sign is 32 square feet.
- ii. The maximum height for a monument sign is 8 feet.
- iii. Monument signs shall be oriented towards a primary road, and shall be set back a minimum of 5 feet from the right-of-way of any primary or interior road.
- iv. Monument signs shall be constructed out of decorative materials that complement the design of principal buildings within the development. Natural materials such as stone, decorative masonry, wood, or metal are preferred.
- v. Low level landscaping shall be provided around the base of the sign, but shall not obscure any part of the sign message.

**i. TENANT DIRECTORY SIGNS**

**Definition:** A tenant directory sign is used to identify tenants and businesses in a multi-tenant building, often for tenants that do not have direct frontage on a public road. Such tenants may be located in second story space, or in portions of the building that do not front on a road. Tenant directory signs are oriented toward the pedestrian.

**Regulations:**

- i. The size of a tenant directory sign shall depend on the number of tenants, based on a maximum of 0.5 sq. ft. per tenant, and a maximum sign area of twelve (12) square feet.
- ii. Tenant directory signs shall be mounted flat against a solid wall proximate to a common building entrance serving tenants listed on the directory sign, or on a freestanding sign located on the property on which the tenants are located.
- iii. The maximum height for a freestanding tenant directory sign shall be 6 feet.
- iv. Tenant directory signs may include the following: building or project name, project logo, address, business tenant names, and suite numbers or letters.

**j. A-FRAME SIGNS**

**Definition:** A-Frame signs are designed to stand on their own either on private or public property. Such signs are portable and are usually placed along public sidewalks to attract pedestrians to adjacent businesses.

**Regulations:**

- i. A-frame signs may have a maximum area of 6 square feet. The sign area is calculated on one side only.
- ii. A-frame signs may only be located in the frontage or furnishings areas of the pedestrian area on an interior road. Such signs may not be located in the walkway or edge areas of the pedestrian area.
- iii. A-frame signs may not be permanently affixed to any object, structure, or the ground.
- iv. A-frame signs may only be displayed during business hours, and shall be removed when the business to which they are accessory is closed.
- v. Each ground floor business with frontage on an interior road may have one A-frame sign. The sign must be located adjacent to the business to which it is accessory. Businesses without ground floor frontage may not have an A-frame sign.

**k PERMANENT BANNER SIGNS**

**Definition:** Permanent banner signs often help to add interest and color to blank facades and special buildings. They are vertically oriented and compatible with the overall character and color of the building.

**Regulations:**

- i. Permanent banners may project a maximum of 36 inches from the face of the building.
- ii. Permanent banner signs shall be mounted on metal brackets, and shall be designed appropriate to the architectural character of the building.
- iii. The maximum size of each permanent banner shall be sixty (60) square feet. The total area of all Wall, Awning and Canopy, Plaque, and Permanent Banner Signs for each tenant space may not exceed the limits in Article 19.
- iv. Fabric awnings shall be replaced when torn, or when the Planning Director determines that they are excessively faded or soiled...

7. **Sign Area.** Any one building or tenant space within a building may have multiple types of signs. For example, a store can have a wall sign, a projecting sign, and an A-frame sign.

No sign may exceed the maximum area permitted for that type of sign by Article 19, and the total sign area of all Wall, Awning and Canopy, Plaque, and Permanent Banner Signs for each tenant space may not exceed the following:

**Table 19.2: Maximum Permitted Sign Area**

Premises Frontage (in feet) (frontage on either a road or sidewalk, as appropriate)	Maximum Permitted Sign Area (in square feet)
Less than 10	15
10 – 19.9	30
10 – 39.9	42
40 – 59.9	64
60 – 99.9	86
100 or more	100

On a corner lot each frontage shall be treated separately.

8. **Political Signs.** Political signs shall be subject to the applicable requirements of Article 30.

9. **Clear Vision Area.** Signs shall comply with the clear vision requirements at intersections, as specified in Article 6.

#### **M. Sidewalks and Sidewalk Displays**

1. **Sidewalk Width and Location.** Sidewalks shall be provided in accordance with the Commerce Charter Township Code.
2. **Driveway Crossings.** When a sidewalk crosses a driveway or shared driveway, the driveway or shared driveway shall retain the elevation of the sidewalk. The appearance of the sidewalk shall be maintained across the driveway or shared driveway to indicate that pedestrians have the right-of-way.
3. **Sidewalk Displays.** Sidewalk displays shall be permitted directly in front of an establishment provided at least five (5) feet of clearance is maintained along pedestrian circulation routes.
  - a. Display cases shall be located against the building wall and shall not be more than two (2) feet deep. The display area shall not exceed fifty (50%) percent of the length of the storefront.
  - b. Display cases shall be permitted only during normal business hours, and shall be removed at the end of the business day. Cardboard boxes shall not be used for sidewalk displays.
  - c. Sidewalk displays shall maintain a clean, litter-free and well-kept appearance at all times and shall be compatible with the colors and character of the storefront from which the business operates.

#### **N. Mechanical Equipment**

1. All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing and satellite dishes and other telecommunications receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties, by using walls, fences, roof elements, penthouse-type screening devices or landscaping.

#### **O. Access Management.**

Access is a means to provide vehicular entrance to or exit from a parcel. Access Management means controlling vehicular access so as to balance the need to provide reasonable access to property with the need to maintain safety, capacity and speed on the adjoining road. Access management is necessary to preserve the capacity of primary roads, encourage efficient flow of traffic by minimizing the disruption and conflicts between through traffic and turning movements, and to improve safety and reduce the potential for crashes.

The road system in the Town Center Overlay District consists of the primary road system (Martin Road, Martin Parkway, Welch Road, Pontiac Trail, Oakley Park, and Haggerty Road) and the secondary road system that must be developed to distribute traffic from lots or parcels to the primary road system. Secondary roads are roads that provide access to abutting properties and which connect development roads, other secondary roads, and local roads to the primary roads.

The following access management provisions shall apply to primary roads:

1. The number of access points shall be the fewest needed to allow motorists reasonable access to the site.
2. Provision shall be made to share access with adjacent uses. Shared access easements and maintenance agreements are required. Easements and a maintenance agreement meeting the requirements of this Ordinance and the Commerce Charter Township Code shall be prepared by the Township Attorney, executed by the parties, and recorded at the Office of the Oakland County Register of Deeds.
3. Where a lot or parcel fronts on a primary and secondary road, access shall be via the secondary road, unless there is no other practical alternative.
4. Driveways and shared driveways shall be separated from other driveways and shared driveways along the same side of a primary road the distances specified in Article 19 (measured from centerline to centerline) based on the posted speed limit.

**Table 19.3: Minimum Spacing between Driveways  
Located on the Same Side of a Primary Road**

Posted Speed (mph)	Driveway Spacing (in feet)
25	130
30	185
35	245
40	300
45	350
50+	455

#### **P. Street Cross Section**

Streets in the Town Center Overlay District shall consist of three basic elements: the travelway area, the parking area, and the pedestrian area. The elements that are included in each street are described as follows (see Figures below):

1. The vehicle travelway area consists of vehicle travel lanes, left turn lanes, and medians (for boulevards).

*Article 19 – TC, Town Center Overlay District*

2. The **parking area** consists of vehicle parking lanes, and public transit elements. While transit elements are not required on interior streets, transit elements can be accommodated in the parking area if transit is available in the Town Center District. Transit facilities would be accommodated by replacing some parking spaces with transit stops.
3. The **pedestrian zone** consists of the area between the edge of the right-of-way or road easement and the curb. The pedestrian zone is separated into 4 sub areas:
  - a. The *edge area* is the space adjacent to and including the curb. The edge area is necessary to allow the doors of cars parked along the street to open and close freely, and must remain clear of obstructions for a minimum width of 2.5 feet (30 inches).
  - b. The *furnishings area* accommodates amenities such as street trees, planters, and sidewalk furniture. Outdoor eating areas or other similar uses associated with a use in a principal building may be located in the furnishings area. Some street templates do not include a furnishings area. Outdoor accessory uses are not permitted on the sidewalk on streets that do not include a furnishings area.
  - c. The *walkway area* is the basic sidewalk area where pedestrians walk. The walkway area must remain clear of obstructions to pedestrian travel. No permanent structures or uses are permitted in the walkway area. Street trees shall be planted in tree grates in the walkway area when the pedestrian area does not contain a furnishings area.
  - d. The *frontage area* is the portion of the walkway adjacent to the edge of the right-of-way or road easement. This is the area of the sidewalk that is closest to the building. The frontage area is intended to accommodate door openings and window shoppers. The frontage area may also be used for outdoor eating areas or other similar accessory uses associated with a use in a principal building.



Article 19 – TC, Town Center Overlay District

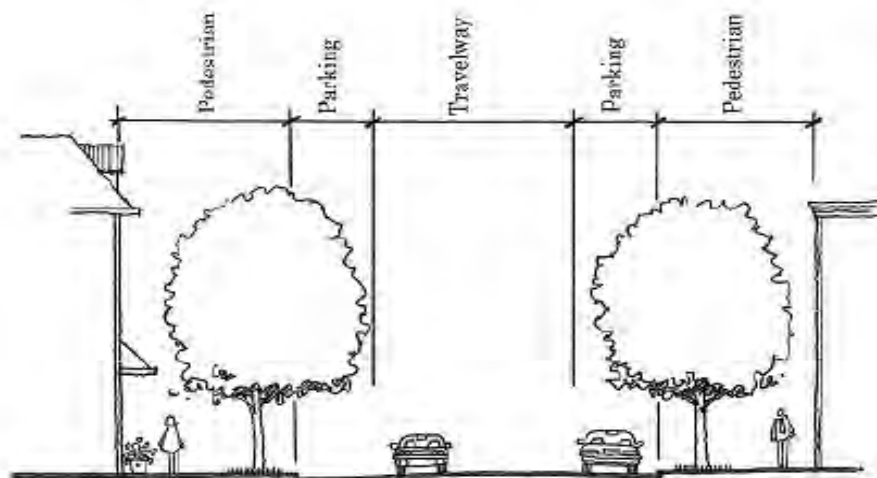


Figure 19.2 – Street Areas

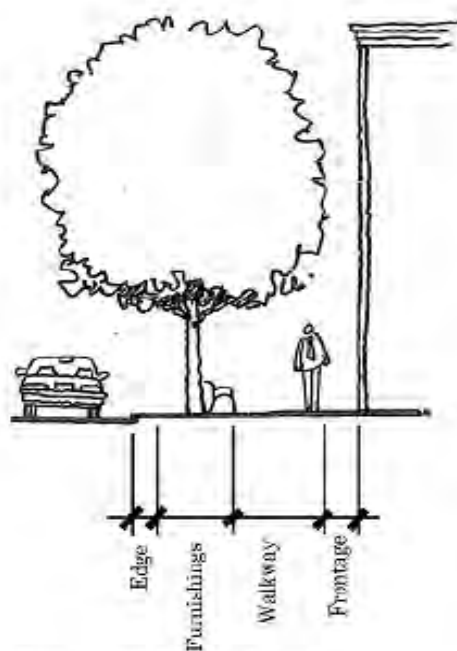


Figure 19.3 – Pedestrian Areas

**Q. Pedestrian Pass-Throughs**

1. When parking is located behind buildings, one pedestrian pass-through may be proposed by the applicant or required by the Planning Commission for every 450 feet of frontage along a block face.
2. Pedestrian pass-throughs shall have a minimum width of eight (8) feet, be designed so they cannot be enclosed or locked, and shall be designed to be safe and visually interesting for pedestrians. Lighting shall be sufficient to maintain a minimum light level of one footcandle measured one foot above grade level.

**R. Streetscape Improvements**

The following improvements shall be required along secondary roads, subject to the specifications in the Township's streetscape design manual:

Streetscape Element	Preferred Location
Street lights	Pedestrian zone
Trash receptacles	Frontage area of the pedestrian zone
Bicycle racks	Adjacent to the edge area in the pedestrian zone
Benches	Furnishings area of the pedestrian zone
Street trees	Furnishings area of the pedestrian zone

**S. Security Gates**

Solid metal security gates or solid roll-down metal windows shall be prohibited. Link or grill type security devices shall be permitted only if installed on the inside, within the inside only window or door frames. Security grills shall be recessed and concealed during normal business hours. Models that provide a sense of transparency, in light colors, are encouraged. Security devices fastened to the exterior walls are prohibited.

**T. Multiple Family Development Standards**

Multiple family developments in the TC District shall comply with the applicable standards in Article 26.

**SECTION 19.06. Area, Height, Bulk, and Placement Requirements**

The following chart summarizes the regulations in Article 19, but the user is cautioned to refer to Article 19 for more detailed information and explanatory notes.

*Article 19 – TC, Town Center Overlay District*

<b>Minimum Lot Area</b>	None specified
<b>Minimum Lot Width</b>	None specified
<b>Maximum Height</b>	4 stories, 56 feet - See footnote (a)
<b>Setbacks</b>	
Front (b)	Minimum: five (5) feet/ Maximum: fifteen (15) feet
Side	See footnote (c)
Rear	
<b>Maximum Density of Multiple Family Development</b>	See Article 6

**Table Notes**

- (a) The maximum height for hotels shall be five (5) stories.
- (b) The required front setback for attached residential developments shall be:  
         Minimum: five (5) feet  
         Maximum: thirty-five (35) feet
- (c) The minimum side and rear yard setback and minimum lot size shall be based on good planning and design principles, taking into account the degree of compatibility between adjoining uses, sensitivity to the characteristics of the site, the need for free access for emergency vehicles, the need for adequate amounts of light and air between buildings, and the need for proper amounts of open space for the exclusive use of residents on the site.

**SECTION 19.07. Site Plan Review**

Site plan review and approval is required for all uses in accordance with Article 35.

*Article 38 – Planned Unit Development (PUD)*

## ARTICLE 38

### PLANNED UNIT DEVELOPMENT (PUD)

**SECTION 38.01. Purpose**

The purpose of this Article is to implement the provisions of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, authorizing the use of Planned Unit Developments (PUD) to allow the use of regulatory flexibility in the consideration of proposed land uses within the Township consistent with the requirements of the Township's Master Use Plan. It is the intent of the Township that the standards within the Zoning Ordinance may be increased, decreased, waived, or otherwise modified under the provisions of this Article to promote development that achieves one or more of the following objectives:

- A significantly greater preservation of open space and natural resources;
- Providing community amenities;
- Other recognizable benefits beyond those afforded by development that adheres strictly to the minimum requirements of the underlying zoning classification applicable to the property.

**SECTION 38.02. Qualifying Conditions****A. Qualifying Conditions for all PUDs**

1. The PUD site shall be under the control of one (1) owner or group of owners and shall be capable of being planned and developed as one (1) integral unit.
2. A PUD may only be approved in conjunction with an approved PUD concept plan and a written PUD Agreement between the Township and the property owners.
3. A PUD may be approved in any zoning district.
4. The Township may approve a PUD on certain property or properties following the application and approval procedures below.
5. The applicant's submission pursuant to Article 38 PUD, Application Submittal Requirements, must demonstrate that the proposed PUD is recommended for planned unit development in the Township's adopted Master Plan or includes areas indicated in the Township's adopted Master Plan as having significant natural, historical, or architectural features. The Township may also qualify sites where an innovative, unified, planned approach to developing the site would result in a significantly higher quality of development, the mitigation of potentially negative impacts of development, or more efficient development than conventional zoning would allow.
6. If multiple uses are contained in a PUD, then such uses must be complementary in nature.



*Article 38 – Planned Unit Development (PUD)*

7. If a PUD includes residential uses, the housing types must be clustered to preserve common open space, in a design not feasible under the underlying zoning district regulations.
8. A PUD shall achieve a higher quality development than is otherwise possible with the regulations for the underlying zoning district.
9. A PUD shall result in a recognizable and substantial benefit to ultimate users of the project and to the community. The benefit to the community must be proportionate to the modifications of the Township standards being requested. Such benefits may include, but are not limited to the following:
  - a. Preservation or enhancement of significant natural features or open space.
  - b. Provide a complementary variety of housing.
  - c. Provide a civic facility or other substantial public improvement.
  - d. Alleviate traffic congestion.
  - e. Provide for the appropriate redevelopment or reuse of sites designated as local historic districts (including non-contiguous districts), or parcels occupied by prior or obsolete non-residential uses.
10. A PUD shall further other public objectives identified in the Township Master Plan.

**SECTION 38.03. PUD Review Process**

The PUD review process consists of the following procedures (see graphic):

**A. Pre-application Conference**

Before submitting an application for approval of a PUD, the applicant shall confer in a pre-application conference with the Township Supervisor, Planning Director, and the Building Director to obtain information and guidance regarding land development regulations, the Township's Master Plan and the application process. At the pre-application conference the applicant shall submit a concept plan for the proposed PUD, containing both maps and a written statement. The plan should include enough of the surrounding area to demonstrate the relationship of the PUD to adjoining uses, both existing and proposed, and should contain sufficient detail to permit a meaningful exchange of ideas between the applicant and Township staff regarding the suitability of utilizing a PUD approach to the development of the subject property.

**B. Preliminary Review**

Preliminary review by the Planning Commission shall be required. Sufficient information regarding the proposed uses, density, intensity, road layouts, design concepts, and the relationship of the proposed PUD to surrounding area must be



*Article 38 – Planned Unit Development (PUD)*

provided. The Planning Commission shall take no formal action during preliminary review.

**C. Planning Commission Review of PUD**

Upon completion of the preapplication conference stage, a PUD application meeting the submission requirements of Article 38, PUD Application Submittal Requirements, shall be submitted to the Planning Commission for its review.

**D. Public Hearing**

A public hearing on the PUD shall be held by the Planning Commission, with notification that shall be provided as follows:

1. Notice shall be published in a newspaper of general circulation in Commerce Charter Township not less than fifteen (15) days prior to the public hearing scheduled.
2. Notice shall also be sent by mail or personal delivery to the owners of all property for which approval is being considered, to the owners of all real property within 300 feet of the boundary of the property in question, and to the occupants of all structures within 300 feet of the boundary of the property in question, regardless whether the property or occupant is located within the Township. If the name of the occupant is not known, the term "occupant" may be used in making notification. Notification need not be given to more than one (1) occupant of a structure, except that if a structure contains more than one (1) dwelling unit or spatial area owned or leased by different individuals, partnerships, businesses, or organizations, one (1) occupant of each unit or spatial area shall receive notice. This notice shall be sent not less than fifteen (15) days prior to the date of the public hearing scheduled.
3. The notice shall contain:
  - a. A description of the nature of the request to be heard.
  - b. A description of the property that is the subject of the request. The notice shall include a listing of all existing street addresses within the property. If there are no street addresses, other means of identification may be used.
  - c. A statement of when and where the request will be considered.
  - d. An indication of when and where written comments will be received concerning the request.

**E. Recommendation By Planning Commission**

After the public hearing, the Planning Commission, using the standards in Article 38, Qualifying Conditions, and, to the extent they are applicable to review of the PUD application, the standards in Article 38, Project Design Standards, shall make a recommendation to the Township Board of approval, approval with modifications, or



*Article 38 – Planned Unit Development (PUD)*

disapproval of the PUD, as represented by the PUD plan and accompanying materials. The Planning Commission shall prepare a report stating its conclusions on the PUD request, the basis for its recommendation, the recommendation, and any conditions relating to an affirmative recommendation.

**F. Township Board Review of PUD**

Upon receipt of the Planning Commission's recommendation, the Township Board shall make a decision on the PUD application. Based upon the standards in Article 38, Qualifying Conditions, and, to the extent they are applicable to review of the PUD application, the standards in Article 38, Project Design Standards, the Township Board may deny, approve, or approve with conditions the proposed PUD. The Township Board shall prepare a report stating its conclusions on the PUD application, the basis for its decision, the decision, and any conditions relating to an affirmative decision.

**G. PUD Site Plan Review**

A complete site plan shall be submitted for review pursuant to Article 38 Site Plan Review, for each phase(s) of an approved PUD plan.

**H. Enforcement**

The Building Director or his/her designee shall review all building permits for an approved PUD project for compliance with the terms of the approved PUD agreement, and the Commerce Charter Township Code and any other applicable codes and ordinances.



Article 38 – Planned Unit Development (PUD)



PUD Review Process  
Charter Township of Commerce

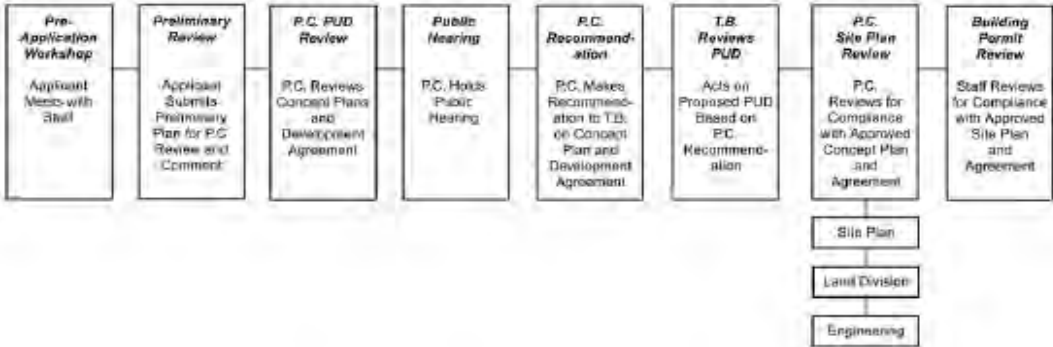


Figure 1



*Article 38 – Planned Unit Development (PUD)***SECTION 38.04. PUD Application Submittal Requirements****A. Requirements.**

The PUD application shall include all the following information, unless the Planning Director determines that some of the required information is not reasonably necessary for the consideration of the PUD:

1. Application Fee. Application form and required fee.
2. Proof of Property Ownership.
3. Period of Time. A narrative indicating the period of time within which it is contemplated the project will be completed.
4. Concept Plan. A Concept Plan showing a layout of the uses and structures in the PUD and their locations.
5. Access Easements. Written verification of access easements or agreements, if applicable.
6. Qualifying Conditions. Information pursuant to Article 38 Qualifying Conditions.
7. Impact Statements. Graphics or written materials requested by the Planning Commission or Township Board to assist in determining the impacts of the proposed site plan, including, but not limited to, economic or market studies; impact on public primary and secondary schools and utilities; traffic impacts; impact on significant natural, historical, and architectural features and drainage; impact on the general area and adjacent property; and estimated construction cost.
8. Impact on Surroundings. Additional information that may be reasonably necessary for a full and complete consideration of the proposed PUD and its impact on the immediately surrounding area and the Township as a whole.
9. PUD Agreement. The applicant shall propose terms for a PUD to be prepared by the Township Attorney. The PUD Agreement shall include the specific terms and conditions of approval, including terms related to administration of the project and those matters subject to approval by the Planning Director. The PUD Agreement shall be recorded at the Office of the Oakland County Register of Deeds.
10. Community Impact Statement. The application for PUD review shall include a Community Impact Statement. The statement shall be derived from a study of the Township based on information from the following community elements:
  - a. Planning/zoning issues, including conformance with the Master Plan, Zoning Ordinance, other applicable township codes and policies, the Commerce Charter Township Code and state, county, and federal laws and regulations.



*Article 38 – Planned Unit Development (PUD)*

- b. Land development issues, including topographic, soil conditions, and site safety concerns.
- c. Private utilities consumption, including electrical needs and natural gas utilization.
- d. Noise level conditions.
- e. Air quality conditions.
- f. Environmental design and historic values including visual quality and historic resources.
- g. Community facilities and services, including refuse collection, sanitary and storm sewer, and water supply.
- h. Public safety needs, including police, fire and emergency medical services.
- i. Open space landscaping and recreation, including cultural elements.
- j. Traffic impact study.

**SECTION 38.05. PUD Site Plan Review**

For the total PUD or for each phase of the PUD, if phasing of development is planned, a site plan review is required in accordance with Article 35 prior to the issuance of any permits. If a PUD is proposed in phases, then an overall concept plan that shows the entire development and the anticipated phasing must be submitted. The site plan submittal shall include the information required by Article 35, Required Information for Site Plans.

**SECTION 38.06. Regulatory Flexibility**

The Township Board, either during the PUD review stage, or after site plan review by the Planning Commission, may increase, decrease, waive, or otherwise modify the current standards within the Zoning Ordinance including, but not limited to: use, density, intensity, setbacks, building heights, parking, design standards, project design standards in Article 38, Project Design Standards, and landscape standards provided the modification is found to improve the quality of development above and beyond what could be developed under the underlying zoning, or results in a higher level of public benefit, and to achieve the purpose of this article.

**SECTION 38.07. Project Design Standards****A. Design Guidelines**

The following standards are intended as guidelines and may be modified by the Township under the provisions of Article 38, Regulatory Flexibility.

1. The Planning Commission and Township Board shall use any applicable standards for approval contained in the Commerce Charter Township Code and other Township Ordinances related to land use and any adopted development guidelines, as well as the standards contained in the Michigan Zoning and



*Article 38 – Planned Unit Development (PUD)*

Enabling Act, Public Act 110 of 2006, as amended, which are not inconsistent with the approved PUD plan or the PUD Agreement, in reviewing and approving a site plan.

2. Densities per Type of Development Area. For areas of detached single family housing, the density may not exceed three (3) dwelling units per acre; for areas for residential uses other than detached single-family housing, the density may not exceed eight (8) dwelling units per acre; for areas mixing detached single-family housing with other types of housing, appropriate density, lot sizes and developmental provisions shall be determined by the Township Board following review by the Planning Commission, considering the requirements of such districts. The Township may permit proportionate increases in density or intensity for projects that demonstrate a significant public benefit to the Township.
3. Open Spaces and Recreation Areas. A minimum of twenty percent (20%) of the gross PUD acreage shall be occupied by open space and recreation areas, which may include plazas. A maximum of ten percent (10%) of the open space and recreation areas may be composed of regulated wetlands.

The land within one hundred (100) feet of a regulated wetland may be counted toward the overall density of a proposed project provided that the project will further certain public objectives which could not otherwise be achieved under conventional zoning, such as:

- Preservation of natural features.
  - Public improvements.
  - Qualifying conditions listed in Article 38.
  - Objectives listed in the Township Master Plan.
4. Proposed Uses. The uses proposed will have a beneficial effect, in terms of public health, safety, welfare, or convenience, on present and future potential surrounding land uses. The uses proposed will not adversely affect the public utility and traffic circulation system, surrounding properties, or the environment. The public benefit shall be one that could not be achieved under the regulations of the underlying district alone, or that of any other single zoning district.
  5. Parking Spaces. The number and dimensions of off-street parking spaces shall be sufficient to meet the minimum required by the Zoning Ordinance. However, if the parking needs of the development can be met by a modification of such requirements, or where warranted by overlapping or shared parking arrangements, or where parking spaces can simultaneously accommodate more than one use, the Planning Commission or Township Board may adjust the required number of parking spaces. The Township Board may also allow portions of required parking spaces to be banked as open space until determined either by the owner or the Township that such spaces should be improved.



*Article 38 – Planned Unit Development (PUD)*

6. Road and Parking Construction Standards. All roads and parking areas within the planned unit development shall meet the minimum construction and other requirements of the Commerce Charter Township Code and other Township Ordinances, unless modified by the Township Board.
7. Landscaping. Existing landscaping shall be preserved and/or improved or additional landscaping shall be provided to ensure that proposed uses will be adequately buffered, where buffering is appropriate, from one another and from surrounding public and private property. The quality and/or quantity of landscaping materials shall exceed the minimums otherwise required by the Zoning Ordinance.
8. Natural, Historical and Architectural Features. The PUD plan shall demonstrate that the plan will preserve significant natural, historical, and architectural features, if any, and the integrity of the land.
9. Public Utilities. Public water and sewer facilities shall be available or shall be provided for by the developer as part of the site development.
10. Pedestrian and Vehicular Circulation. Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and into the site shall be provided.
11. Vehicular Circulation. Drives, roads and other elements within the property shall be designed to implement the Circulation Plan in the Township Master Plan to promote safe and efficient traffic operations within the site and at its access points.
12. Master Plan. The uses proposed shall be consistent with the Township's Master Plan or the approved PUD concept plan.
13. Sidewalks and Multi-Purpose Paths. Sidewalks or multi-purpose paths shall be provided along major thoroughfares, where identified in the Township's Master Plan, and within the development, if deemed appropriate by the Planning Commission to provide safe and efficient non-motorized circulation.

**SECTION 38.08. Status of Township Board Approval**

Approval of a PUD application and execution and recording at the Oakland County Register of Deed's Office of a PUD Agreement (with the PUD Plan) containing all of the terms and conditions of approval by the Township Board confers on the applicant and any subsequent owners of the PUD property the right to utilize the property included as part of the approved PUD in accordance with the approved PUD Plan and PUD Agreement. The provisions of the PUD Agreement shall prevail over any inconsistent provisions of the Zoning Ordinance or the Commerce Charter Township Code and any other Township ordinance. An approved site plan shall take precedence over the approved PUD concept plan for the area of the approved site plan. Site Plan approval shall be granted only upon a determination by the Planning Commission that a



*Article 38 – Planned Unit Development (PUD)*

proposed site plan is consistent with all of the terms of the approved PUD agreement and the approved concept plan.

The Township Board may cause to have legal documents, covenants or contracts prepared which are not inconsistent with the PUD Agreement, and may require the execution thereof by the applicant, which documents involve the Township and are required as a result of the conditions contained in the PUD Agreement or the site plan approvals in a PUD area.

The Building Director shall review all building permits for an approved PUD project for compliance with the terms of the approved PUD agreement and the Commerce Charter Township Code and any other applicable codes and ordinances.

**SECTION 38.09. Revocations or Changes**

The Township Board, upon a breach of the PUD Agreement, may revoke a PUD or any portion thereof. Revocation of any portion of a PUD reverts that portion of the PUD to the status and requirements of the original zoned district, without benefit of the PUD provisions. Proposed changes in a PUD, other than those considered a part of site plan review for all or a portion of the PUD, must be processed in the same manner as the original PUD procedure.

**SECTION 38.10. Appeals and Violations**

The Zoning Board of Appeals shall not have the authority to change specific PUD written conditions, or make interpretations to an approved site plan, which right is reserved to the Township Board. In considering an appeal or interpretation of an approved PUD, the Township Board may request input from the Planning Commission.

Any violation or deviation from an approved site plan or written conditions, except as authorized in this Ordinance, shall be considered a violation of Article 38 and treated as a violation of this Ordinance. Furthermore, any such deviation may be grounds to invalidate the PUD designation.

The cost of enforcing violations of the approved PUD site plan or agreement shall be borne by the developer or their successors.



**For questions or more information regarding land sales please contact:**

Randy Thomas, President  
Insite Commercial  
(248)891-5050  
rthomas@insitecommercial.com  
1111 W. Oakley Park Road  
Suite 220  
Commerce Township, MI 48390  
[www.commercetowneplace.com](http://www.commercetowneplace.com)

**For questions regarding the development process please contact:**

Mark Stacey, DDA Director  
Commerce Township  
(248)960-7025 or (248)960-7025  
dda@commercetwp.com  
2009 Township Drive  
Commerce Township, MI 48390

**Commerce Township Downtown Development Authority**

Jim Gotts, Chairman	Brian Winkler, Member
Mark Stacey, DDA Director	David Scott, Twp. Supervisor
Dan Lublin, Vice Chairman	Susan Spelker, Member
David Smith, Member	Tim Hoy, Member
Jose Mirkin, Member	Susan Averbuch, Member

**Commerce Township Board of Trustees**

David Scott, Twp. Supervisor	Vanessa Magner, Trustee
Rick Sovel, Trustee	Bob Berkheiser, Trustee
Melissa Creech, Clerk	John Hindo, Trustee
Molly Phillips, Treasurer	

