



# Grand Blanc Township Technology Village

## Zoning Ordinance Amendment

September 2017

# Background

Tech Village -Grand Blanc Township



# HISTORY

## **Why a Technology Village?**

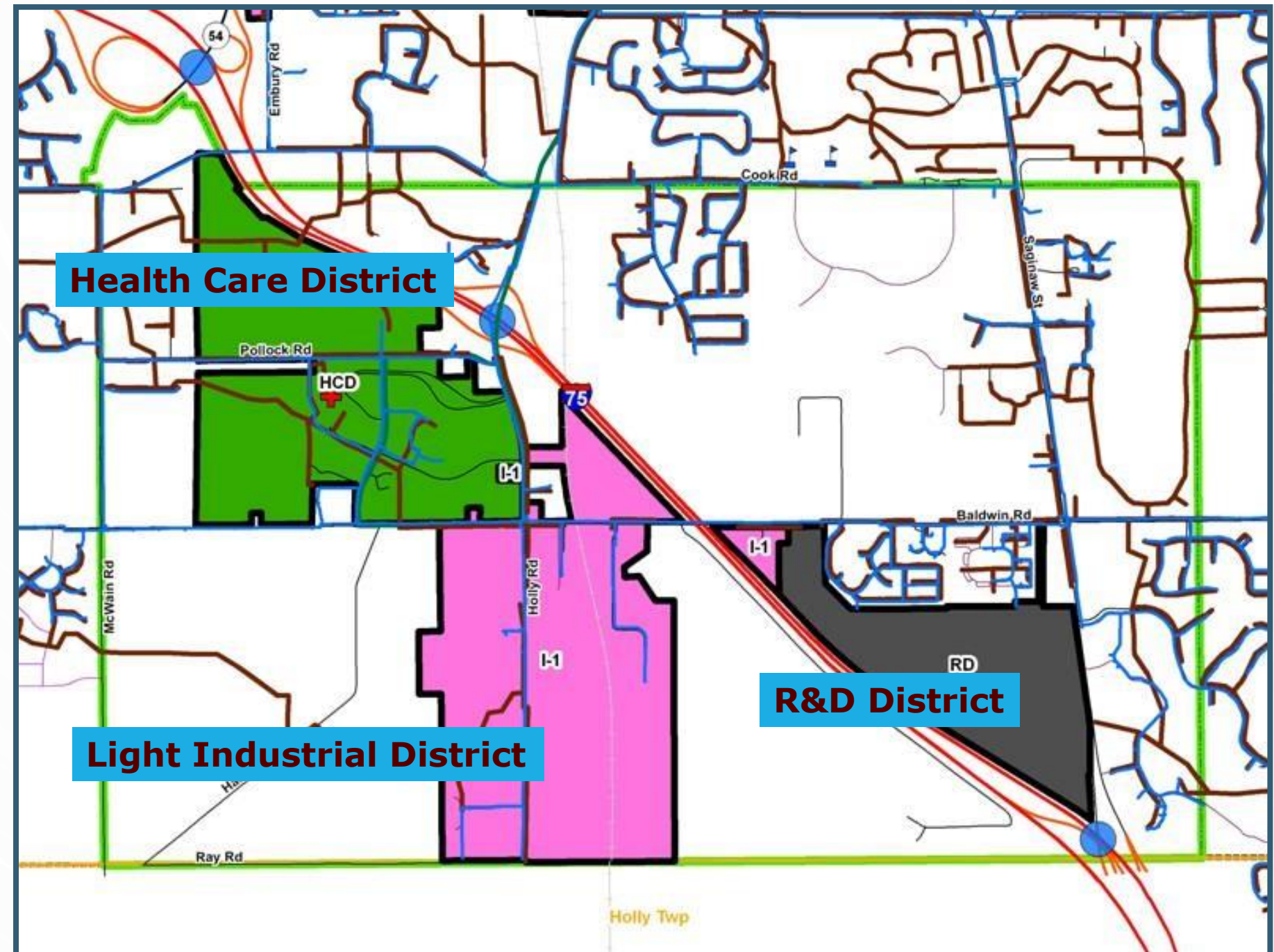
“In order to establish itself as a focal point for regional growth within the knowledge economy, Grand Blanc Township has initiated the Technology Village Area Plan. The overwhelming motivation for the plan is this: To create a community that promotes and fosters the knowledge economy in order to retain the human capital that is developed in the Grand Blanc Community.”

“Grand Blanc Township is well-positioned to enter the New Economy. Human capital is largely the product of Grand Blanc’s school system, which is consistently ranked among the best in the state. The hope in generating this Plan is to create a dynamic Grand Blanc that features the jobs, resources, amenities, and quality of life to attract and retain an educated and talented workforce.”

(from the 2008 Tech Village Plan)

# HISTORY

## The Tech Village Area



# HISTORY

## **2007 Kick-off**

Over 120 attendees – representatives from around the region

## **2008 Public Workshop**

Over 50 attendees, primarily residents and business interests from the Township

Public Workshop / Input Session was held on May 15, 2008 at the Grand Blanc West Middle School in the Lecture Hall

## **Goals**

The Tech Village Plan called for a conceptual site plan of the mixed-use Tech Village area that respectfully integrates the rural character in area and the natural features present throughout



# HISTORY

## **The Tech Village Vision (2008 Plan)**

Grand Blanc Township's Technology Village is known as a thriving 'New Economy' center. It is a place where people desire to work, live, and play. Its vibrancy also serves to attract young people educated in 'knowledge economy' and 'high tech' jobs.

It is an incubator for high-tech businesses, research and development facilities and educational institutions. Site design and improvements are of high-quality, and integrate energy efficient and environmentally sound (green) principles and practices.

At the center, uses facilitate social interaction: a variety of housing, in proximity to restaurants, retail, service, entertainment, cultural facilities and recreation. Transit to Bishop Airport is available, and a multi-use pathway system connects uses within the Village, as well as destinations in Grand Blanc Township, the City of Grand Blanc, and the region.

# EXISTING CONDITIONS

- Overall district is approximately 4,100 acres and includes Genesys Health Park, a 500+ acre campus that includes a regional medical center, medical office buildings, and a wellness facility/conference center.
- This concept plan focuses on approximately 200 undeveloped acres in two parcels located in the triangle bounded by I-75, Saginaw Street, and Baldwin Road.
- These two parcels feature stunning views of wetlands and woodlands; the topography and natural features will contribute to unique building sites with enhanced views and opportunities for recreation.

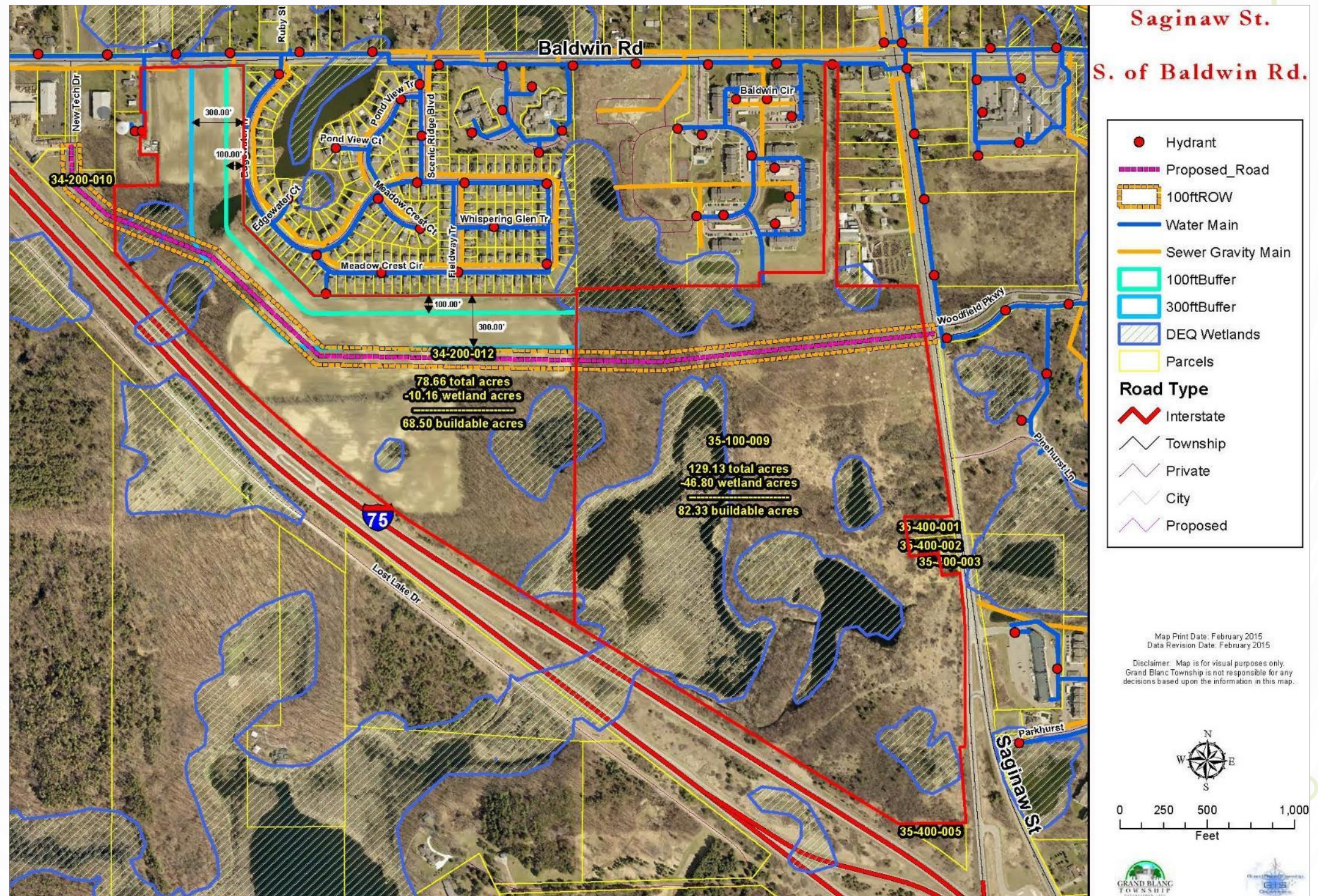
# EXISTING CONDITIONS

- Technology Village has regional and international accessibility by way of interstate highways.
  - I-75 connects Technology Village north to Sault Ste. Marie Canada and south to Miami, Florida.
  - Approximately 50,000 to 70,000 vehicles travel through the Township on I-75 every day.
  - Three I-75 interchanges are located within or immediately adjacent to the boundaries of the Technology Village Area. I-475 is a 17-mile loop that provides direct access to downtown Flint.
  - I-69 runs from the Canadian border crossing in Port Huron to Indianapolis and carries approximately 85,000 daily vehicles just north of the township.



# EXISTING CONDITIONS

- Site constraints include:
  - Nearly 50 acres of wetlands
  - Development buffers from existing residential development at northern end of area





# Conceptual Development Plan

Vision For Grand Blanc Township

# PROJECT GOALS

- Provide a high level of mixed uses – research/development, light industrial, office, commercial, multi-family residential
- Create walkable streets through compact and efficient development
- Create civic space/common areas/walking paths/natural areas
- Create major landscape element along I-75 to draw attention
- Establish high level of architectural controls expressing a consistent theme





#### Building Use Key

**Village Center Buildings - 17 Total**  
Ground Floor SF

-A- 14,000
-B- 15,700
-C- 10,000
-D- 13,800
-E- 7,500
-F- 10,000
-G- 6,500
-H- 9,700
-I- 8,500
-J- 8,500
-K- 9,700
-L- 9,500
-M- 9,300
-N- 5,400
-O- 8,500
-P- 8,100
-Q- 18,800

**R&D Buildings - 15 Total**  
Building SF

-a- 36,000
-b- 25,600
-c- 22,400
-d- 20,000
-e- 40,000
-f- 60,000
-g- 48,000
-h- 32,000
-i- 10,000
-j- 10,000
-k- 10,000
-l- 10,000
-m- 10,000
-n- 10,000
-o- 20,000

**Office/Medical Buildings - 6 Total**  
Ground Floor SF

-AA- 10,400
-BB- 11,000
-CC- 9,700
-DD- 9,700
-EE- 10,000
-FF- 12,500

**Residential Dwelling Units - 125 Total**

- Village Center: 67 Du.
- Live Work: 30 Du.
- Office Park: 29 Du.

Total SF at 2 Stories: +/- 126,800

Total Building SF: +/- 386,400

Total SF at 2 Stories: +/- 337,000

#### Parking Calculations

	Ratio	Req. Parking
Office/Medical	1 Space / 300 SF	422 Spaces
Village Center	3.75 Spaces / 1,000 SF	1,294 Spaces
R&D	2 Spaces / 1,000 SF	773 Spaces

Total Required Parking (All Uses Combined): 2,489 Spaces  
Total Provided Parking (All Lots Combined): 3,175 Spaces  
Total Extra Spaces Provided: 716 Spaces

\*Notes:  
- Extra Parking on Plan to accommodate alternative building uses including medical offices and corporate headquarters

# Grand Blanc Tech Village Illustrative Plan

Grand Blanc Twp, MI

December 2016



## Office/Medical District

## Village Center District

## Research/Development District

### Building Use Key

**Village Center Buildings - 17 Total**  
Ground Floor SF

-A-	14,000
-B-	15,700
-C-	10,000
-D-	13,800
-E-	7,500
-F-	10,000
-G-	6,500
-H-	9,700
-I-	8,500
-J-	8,500
-K-	9,700
-L-	9,500
-M-	9,300
-N-	5,400
-O-	8,500
-P-	8,100
-Q-	18,800

**R&D Buildings - 15 Total**  
Building SF

-a-	36,000
-b-	25,600
-c-	22,400
-d-	20,000
-e-	40,000
-f-	60,000
-g-	48,000
-h-	32,000
-i-	10,000
-j-	10,000
-k-	10,000
-l-	10,000
-m-	10,000
-n-	10,000
-o-	20,000

**Office/Medical Buildings - 6 Total**  
Ground Floor SF

-AA-	10,400
-BB-	11,000
-CC-	9,700
-DD-	9,700
-EE-	10,000
-FF-	12,500

Total SF at 2 Stories: +/- 126,800

**Residential Dwelling Units - 125 Total**

- Village Center:	67 Du.
- Live Work:	30 Du.
- Office Park:	29 Du.

Total Building SF: +/- 386,400

Total SF at 2 Stories: +/- 337,000

### Parking Calculations

	Ratio	Req. Parking
Office/Medical	1 Space / 300 SF	422 Spaces
Village Center	3.75 Spaces / 1,000 SF	1,294 Spaces
R&D	2 Spaces / 1,000 SF	773 Spaces

Total Required Parking (All Uses Combined): 2,489 Spaces  
Total Provided Parking (All Lots Combined): 3,175 Spaces  
Total Extra Spaces Provided: 716 Spaces

\*Notes:  
- Extra Parking on Plan to accommodate alternative building uses including medical offices and corporate headquarters

# Grand Blanc Tech Village Illustrative Plan

Grand Blanc Twp, MI

December 2016





# CONCEPTUAL MASTER PLAN

- **Office/Medical District:**

- Entry feature and sign at Baldwin entrance
- Interconnected pathways for non-motorized circulation
- AA-EE: Six buildings between 9,700 sf-12,500 sf on ground floor
- Two story total = 126,600 sf
- Office park residential: 28 units
- 422 parking spaces





# CONCEPTUAL MASTER PLAN

- **Research/Development District:**

- Connects office/medical to village center
- Interconnected pathways for non-motorized circulation
- 15 buildings (a-o) from 10,000 sf – 60,000 sf
- One story total = 386,400 sf
- Live Work residential: 30 units
- Three park areas – one w pavilion for special events
- 773 parking spaces





# CONCEPTUAL MASTER PLAN

- **Village District:**

- Gateway signage at Saginaw
- Interconnected pathways for non-motorized circulation
- 17 buildings (A-Q) from 5,400 sf – 18,800 sf
- Two story total = 337,000 sf
- Live Work residential: 67 units
- Village green for special events
- 1,264 parking spaces





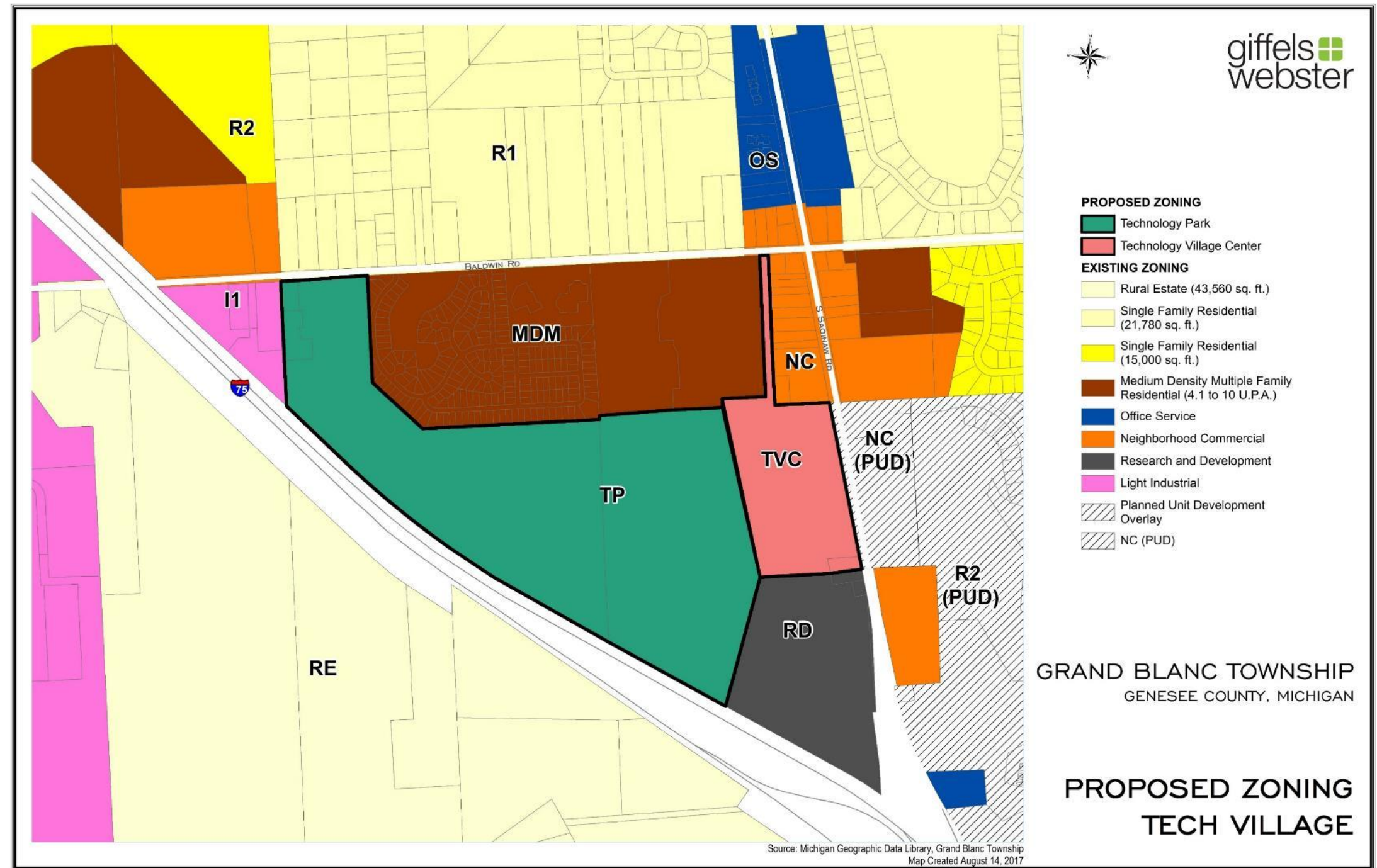
# Zoning Ordinance

New Zoning Standards to Guide  
Development in Tech Village



# NEW ZONING DISTRICTS

- TP -  
Technology  
Park District
- TVC –  
Technology  
Village  
Center  
District





## SEC 3.1.21

## TECHNOLOGY PARK DISTRICT

- The Regulating Plan shows the “primary street” (in red) which will function as the main road and the “secondary street” (purple) that supports internal circulation.



## SEC 3.1.21 TECHNOLOGY PARK DISTRICT

### A. Intent, Development Agreement & Regulating Plan

- This text describes the intent of the zoning district, consistent with the Master Plan.
- Guides intended uses and emphasizes importance of transportation, placemaking, sustainability, and technology.

### B. Principal Permitted Uses. A variety of office, housing, and related services will be permitted by-right.

### C. Special Land Uses: Additional uses, including limited manufacturing, will require special land use approval to ensure compatibility with adjacent uses.



## SEC 3.1.21 TECHNOLOGY PARK DISTRICT

- D. Development Standards. This section provides the setbacks for the district.
- E. Minimum Development Size & Minimum Lot Size. This section sets a minimum area of 100 acres for development
- F. Building Height & Appearance Standards. Building heights within 600 ft of I-75 are permitted up to 75 ft; 40 ft is the maximum height in the rest of the district. Building appearance standards are intended to encourage high-quality design and materials.

## SEC 3.1.21 TECHNOLOGY PARK DISTRICT

- G. Non-Motorized Circulation. This section requires pathways and pedestrian connections throughout the district.
- H. Off-Street Parking. This section minimizes the visual impact of parking and requires parking for electric vehicles as well as bicycles.
- I. Service Areas and Utilities. This section minimizes the visual impact of service areas and utilities.
- J. Outdoor Storage. This section minimizes the visual impact of outdoor storage.



## SEC 3.1.21 TECHNOLOGY PARK DISTRICT

- K. Streets and Rights-of-Way. This section provides dimensional requirements for primary and secondary streets in the district. Streets will accommodate drive lanes, landscaping, and non-motorized multi-use paths.
- L. Landscaping. This section requires parking lot landscaping as well as landscaping around the foundation of buildings, road frontages, and adjacent to residential districts.
- M. Additional Development Standards. This section encourages the use of a Planned Unit Development approach to development, which results in a Development Agreement that guides approved development.

## SEC 3.1.22

## TECH VILLAGE CENTER DISTRICT

- The Regulating Plan shows the “primary street” (in red) which will function as the main road and the “secondary street” (purple) that supports internal circulation.



### Regulating Plan

In the image to the left, which shows the conceptual plan for the TP district taken from the Tech Village Master Plan, the red streets are the primary streets, while the purple streets are the secondary streets.

LAND

Grand Blanc Tech Village Illustrative Plan

Grand Blanc Twp, MI

November 2018



## SEC 3.1.22 TECH VILLAGE CENTER DISTRICT

### A. Intent, Development Agreement & Regulating Plan

- This text describes the intent of the zoning district, consistent with the Master Plan.
- Guides intended uses and emphasizes importance of transportation, placemaking, sustainability, and technology.

### B. Principal Permitted Uses. A variety of retail, housing, and related services will be permitted by-right.

### C. Special Land Uses: Additional uses, including large places of assembly, will require special land use approval to ensure compatibility with adjacent uses.

## SEC 3.1.22 TECH VILLAGE CENTER DISTRICT

- D. Development Standards. This section provides the setbacks, building form, and building placement for the district.
- E. Minimum Development Size & Minimum Lot Size. This section sets a minimum area of 30 acres for development
- F. Building Height & Appearance Standards. Building heights are permitted up to 3 stories or 42 ft. Building appearance standards are intended to encourage high-quality design and materials.



## SEC 3.1.22 TECH VILLAGE CENTER DISTRICT

- G. Non-Motorized Circulation. This section requires pathways and pedestrian connections throughout the district.
- H. Off-Street Parking. This section minimizes the visual impact of parking and requires parking for electric vehicles as well as bicycles.
- I. Service Areas and Utilities. This section minimizes the visual impact of service areas and utilities.
- J. Outdoor Storage. This section prohibits outdoor storage.



## SEC 3.1.22 TECH VILLAGE CENTER DISTRICT

- K. Streets and Rights-of-Way. This section provides dimensional requirements for primary and secondary streets in the district. Streets will accommodate drive lanes, landscaping, and non-motorized multi-use paths.
- L. Landscaping. This section requires parking lot landscaping as well as landscaping around the foundation of buildings, road frontages, and adjacent to residential districts.
- M. Open Space Standards. This section provides standards for public spaces within the district.
- N. Additional Development Standards. This section encourages the use of a Planned Unit Development approach to development, which results in a Development Agreement that guides approved development.



# Next Steps

## Implementation for Tech Village

- Adopt zoning standards that support these concepts
- Marketing materials



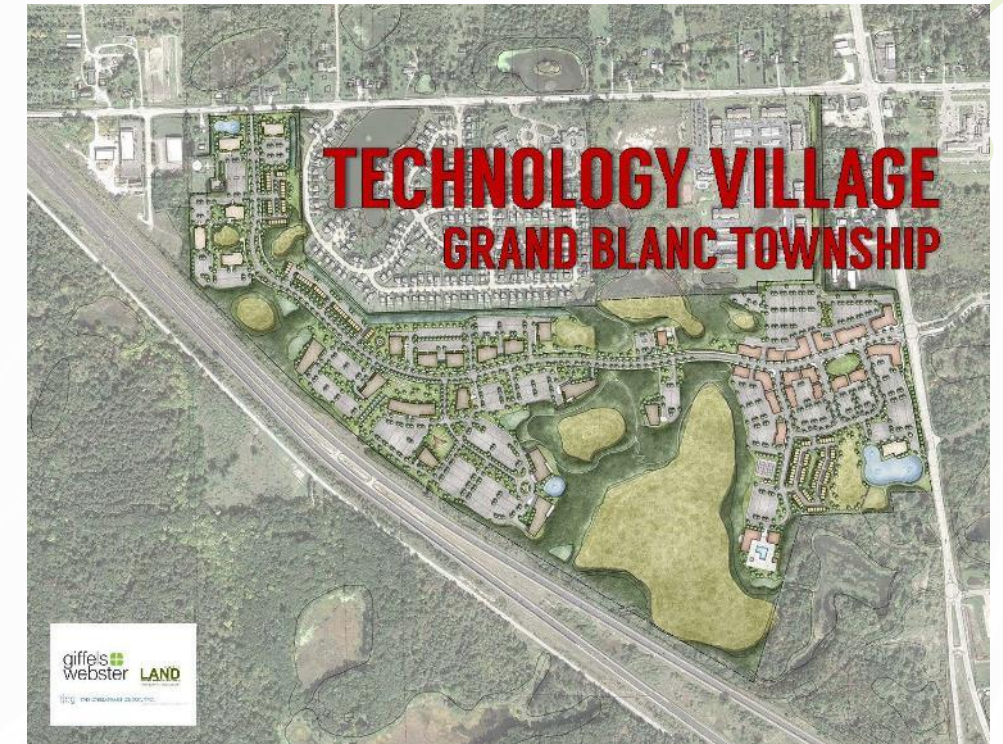
# Next Steps: Zoning Standards

- Public Hearing on New Zoning District Standards:  
September 7, 2017
  - Planning Commission Makes Recommendation to the Township Board
- Township Board Considers Adopting Zoning District Standards:  
September 12, 2017
- Public Hearing on the Rezoning of Property to TP and TVC:  
October 5, 2017
  - Planning Commission Makes Recommendation to the Township Board
- Township Board Considers Adopting Zoning Map Change:  
October 9, 2017



# Next Steps: Marketing materials

- Additional development of materials dedicated to marketing this parcel
  - Conceptual plans, images
  - Explanation of public investments
  - Contact information
  - Market information
- Hard copy for distribution to Realtors, developers, businesses
- Electronic copy for website
- Active recruitment of businesses and developers
  - Attend networking events, including International Council of Shopping Centers (ICSC)





# Questions?

FOR ADDITIONAL INFORMATION, CONTACT THE PLANNING & ZONING DEPARTMENT AT  
810.424.2766