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Presentation Overview

As development continues within the Industrial Park, it is important that we periodically evaluate where we stand. Today's discussion is intended to provide an overview of remaining land availability, the legal framework governing future divisions, changes in state law, and whether our current infrastructure is capable of supporting additional development.

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Michigan Land Division Act

Public Act 288 of 1967, as amended



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Purpose of the Act



The Michigan Land Division Act establishes the legal process for dividing land into new parcels while promoting orderly development, protecting public health and safety, and ensuring that new parcels have adequate access and infrastructure.

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Key Principles

Defines how many new parcels may be created from a parent parcel.

Establishes standards for legal access to every newly created parcel.

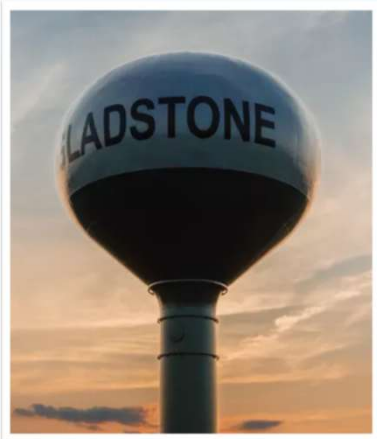
Requires local review to ensure compliance with state law and local ordinances.

Helps prevent unplanned or inefficient land fragmentation.

Works in conjunction with local zoning regulations; both state and local requirements must be satisfied before a division can be approved.

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Impact on Gladstone Industrial Park



Every proposed split must also meet the City's zoning standards and utility requirements.

Zoning Code Must be Met

Future Lots are Limited

The number of future industrial lots is limited by the division rights assigned to the original parent parcel.

Thoughtful Future Planning is Essential

Understanding the remaining division rights helps guide long-term planning and economic development opportunities.

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Original Parent Parcel

Parent Parcel:

The original parcel of land as it existed on March 31, 1997 (or was lawfully created thereafter). Under Michigan's Land Division Act, this parcel establishes the number of land divisions that may be available.



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Current Parcel Configuration



With an estimated 325 acres on the parent parcel, there were 19 splits available.

Eleven (11) land divisions have taken place since 1997.

There are eight (8) remaining splits available on the parcel.

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Other Considerations



Not all remaining land within the parcel is planned for industrial use.

Future Park expansion and Compost take up a significant portion to the east.

Future residential development on Braves Avenue is planned towards the North.

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Utility Access



Future development along Clark Street up until Braves Avenues will be the most feasible based off current utility placement.

Investment in infrastructure and utility would be required to develop future lots along 29th St and Clark Dr East.

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Why the Act Was Updated

The Legislature update the Act to:

- Reduce unnecessary barriers to housing development.
- Simplify lot creation
- Increase consistency across Michigan
- Limit the ability of local ordinance to prohibit lawful land divisions.

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Major Changes

Communities may no longer require:

- Minimum lot widths
- Lot depth ratios
- Buildable area requirements
- Public road frontage (when state law allows access)
- Certain other dimensional standards that conflict with the Act.

Instead, local review focuses primarily on:

- Zoning compliance
- Access
- Utilities
- Public health and safety

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What this Means...

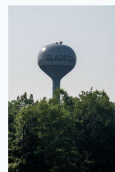


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Why This Matters



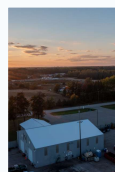
Existing parcels have already been divided numerous times.



Remaining parent parcels are becoming increasingly fragmented.



Utility extensions become more difficult as lot configurations change.



Smaller lots may limit future industrial recruitment opportunities

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