



FOR SALE

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LISTED BY:
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FOR SALE

3.25 +/- Acres Karevich Drive

Novi, MI 48377



SALE PRICE: \$2,400,000.00

DESCRIPTION

Redevelopment Opportunity.

PROPERTY HIGHLIGHTS

- Located within Novi's Regional Shopping District.
- Easy access to Novi Road and I-96.
- Across from Twelve Oaks Mall.



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PROPERTY INFORMATION

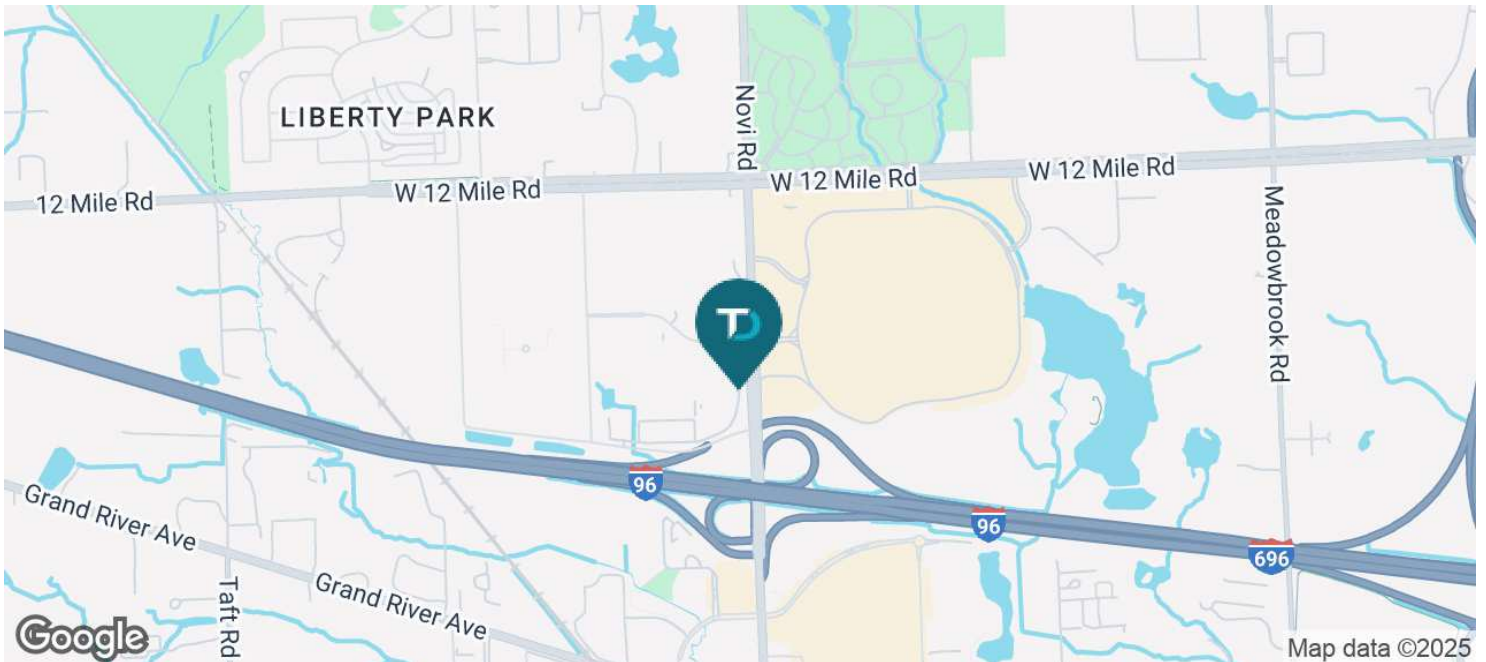
SALE PRICE:	\$2,400,000.00
Price/Ac:	\$738,461.00
Utilities:	Municipal Water & Sanitary Sewer
Zoning:	C - Conference District (Proposed Rezoning to RC Regional Center)

PROPERTY INFORMATION

Lot Size:	3.25 +/- Acres
Property Type:	Commercial Land
2023 Taxes:	Summer - \$49,279.76 Winter - \$18,860.38
Traffic Count:	Novi Road = 31,610 I-96 = 139,504
Legal Description:	Available upon request

LOCATION INFORMATION

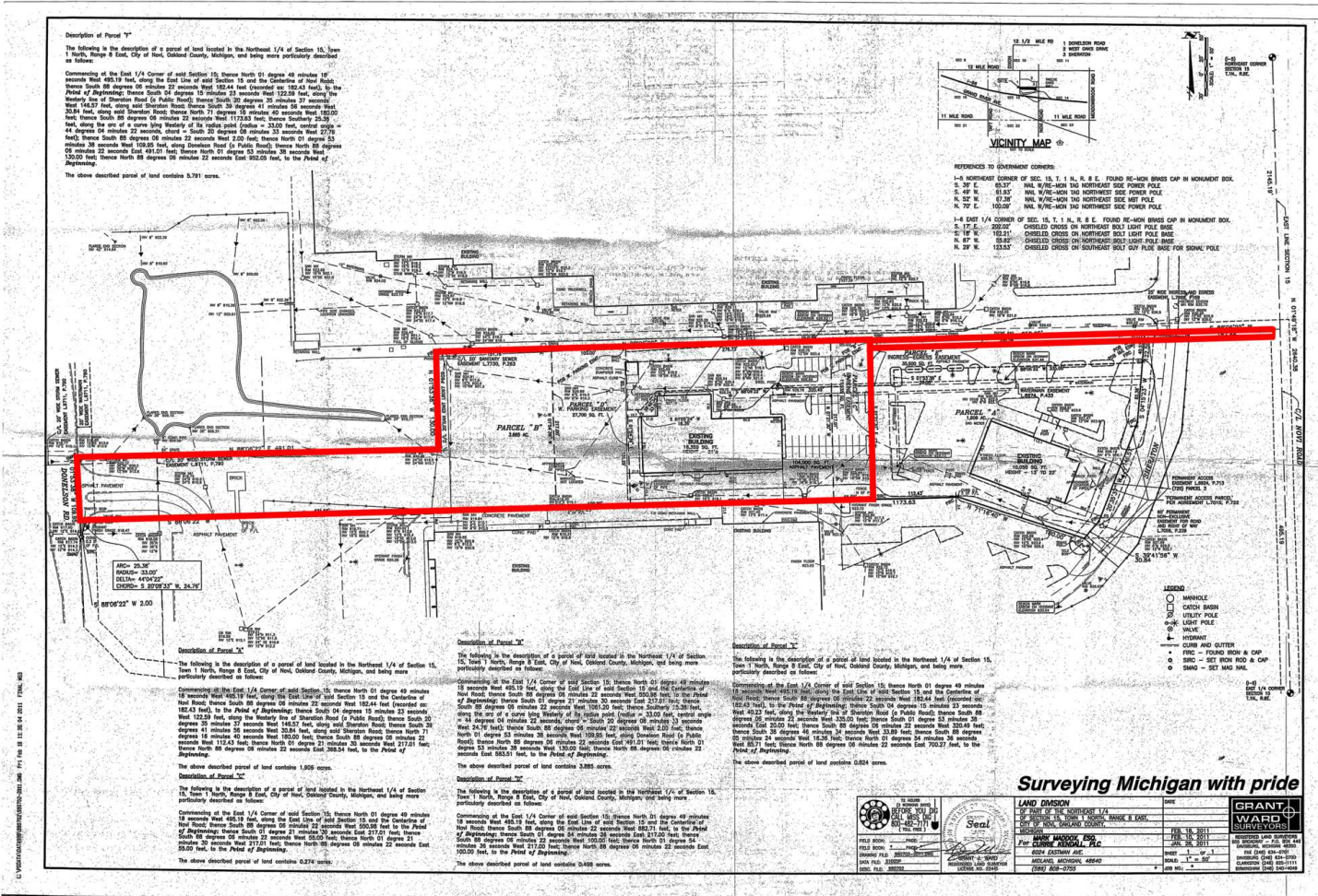
Located on the west side of S Karevich Drive, just north of I-96 and on the west side of Novi Road (entrance of Twelve Mile Crossing and West Oaks Shopping Center, across from Twelve Oaks Mall).



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27145 S. Karevich Drive Novi, MI 48377



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DEMOGRAPHIC INFORMATION

	0.5 MILES	1 MILE	1.5 MILES
Total population	55	2,032	8,408
Median age	38.5	42.3	41.4
Total households	22	906	3,607
Average HH income	\$133,344	\$108,745	\$120,115
Average house value	\$16,167,442	\$811,522	\$441,899



1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

3.1.13 C Conference District

A. INTENT

The C, Conference district is designed to accommodate the development of a planned, multi-purpose conference center facility including meeting rooms, conference rooms, eating and lodging facilities, catering uses, and off-street parking and loading/unloading space.

The Conference district is intended to encourage a conference center which is easily accessible from thoroughfares and freeways and has adequate site area for all component parts. To permit quality design and sound economic value for the City, any conference center, including lodging accommodations should have unified architectural and functional design and provide an overall master plan of all phases for the complete development. Of importance to the City of Novi is its low profile character which the City wishes to preserve and protect for the welfare of its citizens, however, there may be a need in extreme situations to relax the height limitation of sixty-five feet (65') or five (5) stories, whichever is less, to secure desirable, productive land use development.





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

B. PRINCIPAL PERMITTED USES

- i. Reserved

C. SPECIAL LAND USES

The following uses may be permitted by the City Council after report and recommendation from the Planning Commission:

- i. **Conference centers** §4.75
- ii. **Hotels**  and **motels** 
- iii. **Offices and office buildings**
- iv. **Restaurants (sit-down)**  §4.41
- v. **Accessory structures and uses**  §4.19 customarily incident to the above uses



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3.1.24 RC Regional Center District

A. INTENT

The RC ,Regional Center district is intended to permit major planned commercial centers that will, by virtue of their size, serve not only the local community, but the surrounding market area as well.

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

B. PRINCIPAL PERMITTED USES

- i. **Regional shopping centers** §4.79
- ii. **Community shopping** §4.79
- iii. Professional office buildings
- iv. Medical office, including laboratories and clinics
- v. **Facilities for human care** §4.64
- vi. Financial institution uses with drive-in facilities as an accessory use only
- vii. Personal service establishments
- viii. Off-street parking lots
- ix. Places of worship
- x. Other uses similar to the above uses
- xi. Publicly owned and operated parks, parkways and outdoor recreational facilities
- xii. Professional office buildings, offices and office sales and service
- xiii. Transient residential uses
- xiv. **Public or private health and fitness facilities and clubs** §4.34
- xv. Public utility offices and telephone exchange buildings
- xvi. **The inpatient bed facility portion of general hospitals** §4.65
- xvii. Bus and other transit passenger stations
- xviii. **Accessory structures and uses** §4.19 customarily incident to the above permitted uses

C. SPECIAL LAND USES

- i. **Open air business uses** §4.80
- ii. **Sale of produce and seasonal plant materials outdoors** §4.30
- iii. **Microbreweries** §4.35
- iv. **Brewpubs** §4.35

The following uses are permitted subject to **Section 3.10's B-2 Requirements.**

- i. **Retail businesses use** §4.78.2
- ii. **Retail business service uses** §4.78.2
- v. **Retail business or service establishments** §4.27
- vi. **Restaurants** §4.78.2



RC Regional Center District

3.1.24

D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area^{6A}: See [Section 3.6.2.D](#)
 Minimum lot width^{6A}: See [Section 3.6.2.D](#)

Lot Coverage^{6A}

Maximum lot coverage: See [Section 3.6.2.D](#)

Setbacks^{6A}

Minimum front yard setback: 100 ft
 Minimum rear yard setback: 100 ft
 Minimum side yard setback: 100 ft

Building Height^{6A}

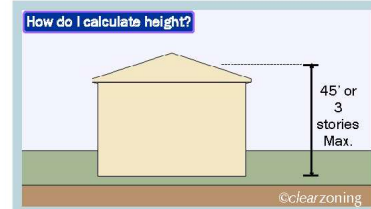
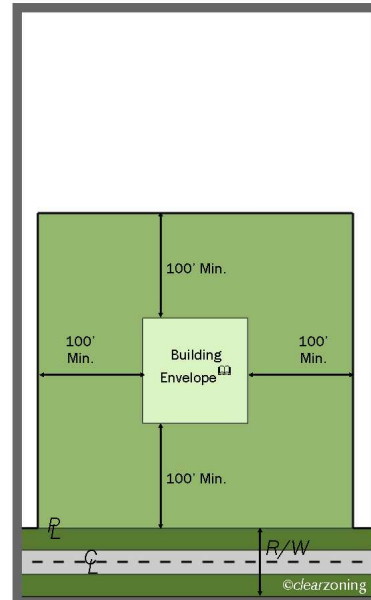
Maximum building height: 45 feet or 3 stories, whichever is less

Parking Setbacks

Minimum front yard setback: 20 ft
 Minimum rear yard setback: 10 ft
 Minimum side yard setback: 10 ft

NOTES

- For additions to the above requirements, refer to [Section 3.6.2 Notes to District Standards: C, D, E, H, L, M, O, P, and Q](#)
- See [Selected References](#) below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- RC District Requirements § 3.26
- Planned Development Options § 3.31

4. Use Standards

- Uses Not Otherwise Included § 4.86
- Unlisted Use Determination § 4.87

5. Site Standards

- Off-street Parking Requirements § 5.2
- Off-street Parking Layout, Standards... § 5.3
- Off-street Loading and Unloading § 5.4
- Landscape Standards § 5.5
- Signs § 5.6
- Exterior Lighting § 5.7
- Corner Clearance § 5.9
- Additional Road Design § 5.10
- Fences § 5.11
- Frontage on a Public Street § 5.12
- Access to Major Thoroughfares § 5.13

6. Performance Standards § 5.14

- Exterior Building Wall Facade Materials § 5.15
- Bike Parking Facility Requirements § 5.16

6. Development Procedures

- Site Plan Review § 6.1
- Public Hearing § 6.2

7. Admin. and Enforcement

- Nonconformities § 7.1
- Planned Rezoning Overlay § 7.13.2

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Amended through 6/4/2018

City of Novi Zoning Ordinance

3-55

