

Priority Redevelopment Site

Community Name: City of Petoskey

Name of Site: Gruler Property

Street Address: 900 Emmet Street

Photo of Site and/or Rendering:



Desired Development Outcomes / Vision for the Site: The site is within the B-2B Mixed Use Corridor Zoning District and within the Old Town Emmet Neighborhood and less than half a mile from the Central Business District. The site is connected to the Central Business District by the Downtown Greenway Corridor, a linear park with a 10' multi-use trail to be constructed in 2017. The site is bounded by residential, commercial and industrial uses. Given the proximity of the site to the downtown, the desired development outcome is a mixed use development that incorporates workforce housing and expansion area for Gruler's Pet and Farm Supply. The property is development ready with all utilities available.

Owner Information: Al Gruler

Site Contact Information: Al Gruler, 231-347-3432

Community Contact Information: Amy Tweeten, City Planner 231-347-2500
atweeten@petoskey.us

Zoning: B-2B Mixed Use Corridor

Lot Size: Approximately .85 Acre

Building Size (if applicable): There are two pole barns on the site; one could be demolished and the other will be enclosed for use by Grulers.

State Equalized Value: \$121,700

Utilities on Site (As Applicable):

- Water
- Sewer
- Electricity
- Natural Gas
- Wired Broadband Infrastructure
 - DSL
 - Cable
 - Fiber

Additional Information: Emmet Street is a highly travelled corridor by vehicles and pedestrians with traffic count 4,472 AADT in 2014. The Old Town Emmet Neighborhood will be a focus of public investment in 2017 with reconstruction of Emmet Street from Washington to State Street and construction of the Downtown Greenway Corridor. In 2018, additional street repaving in the neighborhood will be completed. A series of public workshops on the future streetscape was held in 2015 for input into the future streetscape. As the owner wishes to have his business part of any future redevelopment of the site, a preliminary site concept was developed to illustrate how the property could be used (concept enclosed for illustrative purposes only).



Emmet Street Corridor Streetscape Project

City of Petoskey, Michigan
 Gruler Site - Conceptual Architecture Exhibit - Angle View
 08/12/2014



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