



Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

Planning Commission Meeting Agenda

August 10, 2016, 7:30 p.m.

1. Call To Order
2. Roll Call
3. Approval Of The Agenda
4. Approval Of The Minutes Of The Previous Meeting
5. Old Business
6. New Business
 - 6.I. (PUD0603C) Great Lakes Convenience, Inc., 6785 Whitneyville Rd. SE, Alto, Is Requesting Revised Preliminary Plan Approval (Not The PUD Rezoning Because It Is Already In Place) For The PUD For A Gas Station/Convenience Store, Retail/Bank Building, And Three Apartment Buildings On A Parcel Of Land Described As P.P. # 70-14-26-200-077, Located At 850 44th St., In A (PUD) Planned Unit Development District, Georgetown Township, Ottawa County, Michigan.

6.I.i. Staff Report

Documents:

[1607 PUD 44TH 8TH STAFF REPORT PRELIMINARY PLAN.PDF](#)

6.I.ii. Site Plan

Documents:

[PUD SITE PLAN.PDF](#)

6.I.iii. Application, Summary, Narrative

Documents:

[APPLICATION PRELIMINARY PUD.PDF](#)
[CREATE 3 ARCHITECT NARRATIVE 2016-6-17.PDF](#)
[NARRATIVE.PDF](#)
[SUMMARY OF REVISIONS TO PLAN.PDF](#)

6.I.iv. Elevations

Documents:

[8TH RETAIL EAST.PDF](#)

8TH RETAIL NORTH.PDF
8TH RETAIL SOUTH.PDF
8TH RETAIL WEST.PDF
44TH RETAIL EAST.PDF
44TH RETAIL NORTH.PDF
44TH RETAIL SOUTH.PDF
44TH RETAIL WEST.PDF
GAS STATION EAST.PDF
GAS STATION NORTH.PDF
GAS STATION SOUTH.PDF
GAS STATION WEST.PDF
PUMPS.PDF
TOWNHOUSE.PDF

7. Communications, Letters And Reports
8. Public Comments
9. Other Business
10. Commissioner/Staff Comments
11. Adjournment

Revised preliminary development plan for 44th St./8th Ave. PUD

REQUEST

(PUD0603C) Great Lakes Convenience, Inc., 6785 Whitneyville Rd. SE, Alto, is requesting revised preliminary plan approval for a PUD (not the PUD rezoning because it is already in place) (the application for the second final development plan to be subsequently submitted) for a gas station/convenience store, retail/bank building, drive-through restaurant and three apartment buildings on a parcel of land described as P.P. # 70-14-26-200-077, located at 850 44th St., in a (PUD) Planned Unit Development district, Georgetown Township, Ottawa County, Michigan.

No public hearing is needed because no rezoning is necessary. The property is zoned PUD.

HISTORY

At the **May 3, 2006** meeting, the Planning Commission recommended approval of the preliminary plan and rezoning with motion #060503-02 and at the May 8, 2006 meeting, the Township Board approved the preliminary plan and rezoning with motion #060508-06. No final development plan was submitted or approved.

Note that a condition states that the approval does not include the use of a drive-in restaurant (or any other drive-in establishment) and that if a drive-in use is sought in the future, the PUD would have to reviewed and reconsidered by the Township as an amendment to the PUD.

Therefore, revised preliminary development plan approval is needed for this proposal

The following is an excerpt of the February 4, 2015 Planning Commission meeting minutes:

#060508-06 - (PUD0603) Ed DeVries Properties Inc., 1345 Monroe Ave. NW, is requesting a Planned Unit Development for mixed uses including apartments for multiple family dwellings and commercial uses including offices, retail and restaurant under Chapter 22, on a parcel of land described as P.P. # 70-14-26-200-070, located at the southwest corner of 44th St. and 8th Ave. at Gleneagle Highlands Dr.

Moved by Richard VanderKlok, seconded by Del South, to approve (PUD0603) Ed DeVries Properties Inc., 1345 Monroe Ave. NW, to have a Planned Unit Development for mixed uses including apartments for multiple family dwellings and commercial uses including offices, retail and restaurant under Chapter 22, on a parcel of land described as P.P. # 70-14-26-200-070, located at the southwest corner of 44th St. and 8th Ave. at Gleneagle Highlands Dr., as shown on the drawing dated 4/25/06, with the following conditions:

- a. Approval from the Ottawa County Road Commission is provided;
- b. A Storm Water Drain Permit is provided with the final development plan;
- c. Documentation for the preservation and maintenance of the open space is provided with the final development plan;
- d. **The approval does not include the use of a drive-in restaurant (or any other drive-in establishment) and that if a drive-in use is sought in the future, the PUD would have to reviewed and reconsidered by the Township as an amendment to the PUD.**

Note: As recommended by the Planning Commission.
MOTION CARRIED.

At the **February 4, 2015** meeting, the Planning Commission approved a revised preliminary plan (PUD zoning was still in effect) with motion #150204-03 and approved the final development plan for the first phase for a dental office at the northwest corner. At the March 23, 2015 meeting the Township Board approved a waiver for sidewalks along 44th St. for the entire PUD.

The following is an excerpt of the February 4, 2015 Planning Commission meeting minutes:

Moved by Richard VanderKlok, seconded by Don Hebler, to adopt the [staff report](#) (review) as findings of fact and to approve (PUD0603-01) DeVries Properties Inc., 1345 Monroe, Grand Rapids, to have a revised preliminary plan and final development plan for phase one, for a mixed use planned unit development for residential uses, retail and restaurant, and office and commercial uses, such as a gas station, on parcels of land described as P.P. # 70-14-26-200-073 and -074, located at 850 44th St. and 6069 8th Ave., in a currently zoned (PUD) Planned Unit Development district, Georgetown Township, Ottawa County, Michigan,

As shown on the following documents:

1. Application,
2. Soil erosion plan,
3. Dimension plan,
4. Exterior lighting plan,
5. Overall preliminary plan,
6. Final development landscape plan,
7. Narrative statement,
8. North elevation,
9. West elevation,

Based on the findings that:

1. The qualifying conditions in Sec. 22.2 are met as proposed:
2. The information as per Sec. 22.8(D) and 22.5 is provided, and
3. The plan meets the ordinance requirements of Sec. 22.10 as follows:
 - a. The qualifying conditions in Sec. 22.2 are met;
 - b. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development;
 - c. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community;
 - d. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning;
 - e. The proposed PUD meets all the site plan requirements of Chapter 22 including Section 22.8, D.
 - f. The deviations as noted on the plan are acceptable because they will result in a higher quality of development than would be possible using conventional zoning standards and based on mitigating factors, including, but not limited to the following:
 - The PUD with the acreage of 9.64 meets the intention of the PUD chapter and is acceptable.
 - The pedestrian connection to the west at the northwest of the site is acceptable or it may be a driveway connection with a pedestrian connection.
 - The proposed greenbelt along the western property line of Dr. Lee's office parcel is acceptable as shown with 6 evergreens and 6 deciduous trees.
 - The proposals for the freestanding and wall signs are acceptable and shall be in accordance with other ordinance standards (i.e. for size).
 - All of the rest of the requested waivers are acceptable.

And with the following conditions:

1. As per Sec. 22.2(B), the site must be serviced by public water and sanitary sewer, which is to be coordinated with the Department of Public Works.

2. Sign permits are required for all sign installation.
3. Sidewalks shall be installed as shown on the plan unless specifically waived by the Township Board.
4. A note on the narrative indicates that the proposals is to have coordinated building relationships. The architectural character of all future structures in all future phases shall coordinate with the architectural styles contained with this proposal.
5. The following must be submitted to the Township at the time a building permit application is submitted to the Township.
 - a. A Storm Water Drain Permit from the Water Resources Commission's Office.
 - b. PUD agreement as per Sec. 22.11.
 - c. The PUD agreement shall contain language related to the maintenance of the open space and the landscaping.
 - d. Approval from the Ottawa County Road Commission for the driveway accesses.
 - e. All outstanding fees are paid prior to any building permits being issued.

MOTION CARRIED UNANIMOUSLY.

The following is an excerpt of the March 23, 2015 Township Board meeting minutes:

9. Sidewalk Waiver Request By DeVries Properties

#150323-03 - Sidewalk Waiver

Jim Wierenga recused himself because his company represents the applicant.

There was no Board objection.

Moved by Richard VanderKlok, seconded by Chad Tuttle, to approve the sidewalk waiver request.

Mike DeVries made comments about the development.

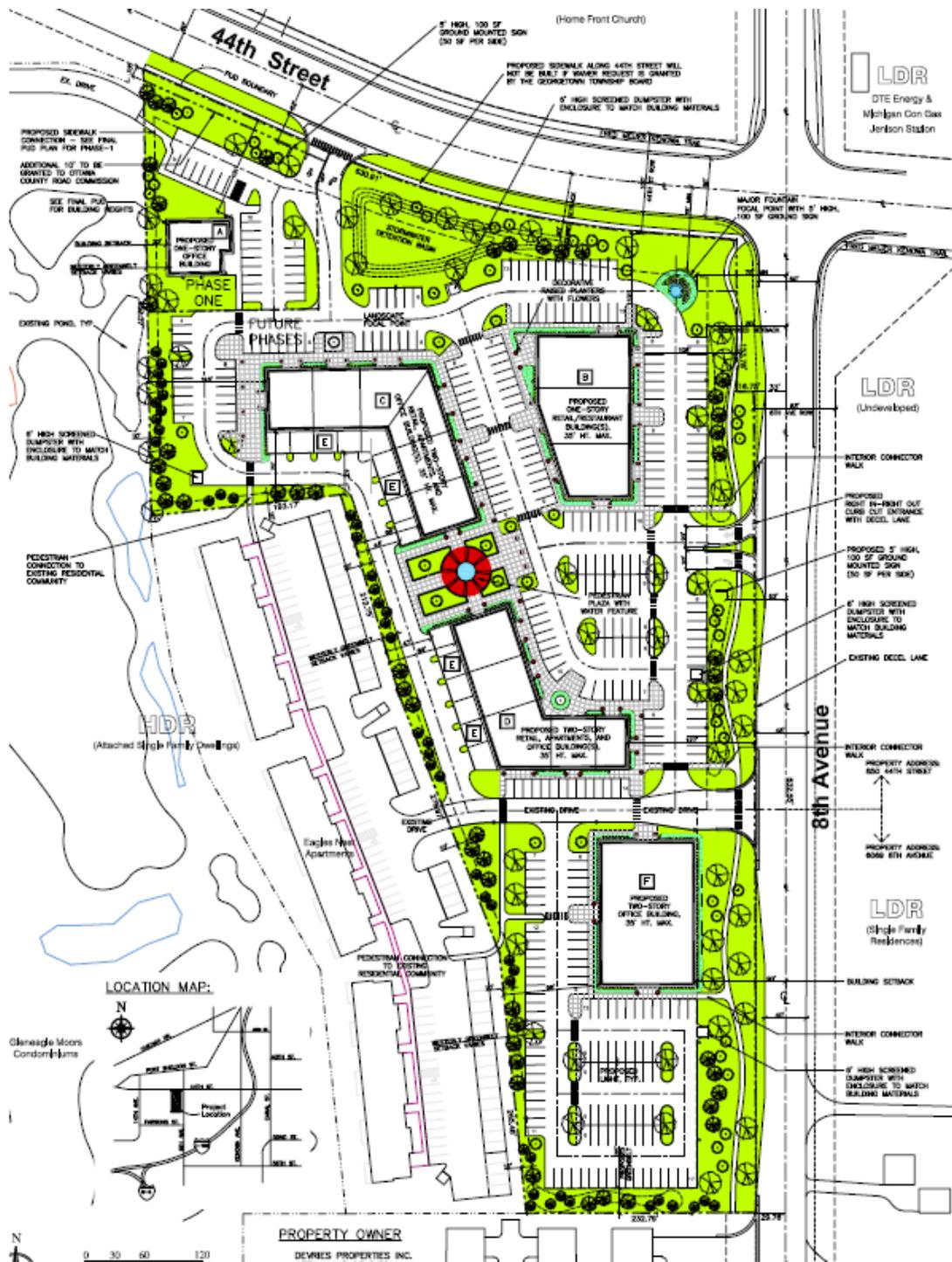
Yeas: Richard VanderKlok, Chad Tuttle, D. Dale Mohr, Carol Scholma,

Nays: Ron Villerius, John Schwalm

Abstained: Jim Wierenga

MOTION CARRIED.

Below is the revised overall preliminary development plan that was approved at the **February 4, 2015** Planning Commission meeting. **Note that no drive-in facilities are shown** and the minutes do not indicate any preliminary plan approval for the use of a drive-in establishment.



At the **March 2, 2016** meeting, the Planning Commission discussed an application for the second final development plan for the PUD consisting of a gas station, along with possible bank and retail buildings. The following minutes include the Planning Commission’s vision for this PUD and for future PUDs. The applicant submitted a letter asking to withdraw the application and the withdrawal was accepted.

The following is an excerpt of the March 2, 2016 Planning Commission meeting minutes:

#160302-03 – (PUD0603-02) Great Lakes Convenience, Inc., 6785 Whitneyville Rd. SE, Alto, is requesting approval for the second final development plan for the PUD for a gas station/convenience store and retail/bank building, on a parcel of land described as P.P. # 70-14-26-200-077, located at 850 44th St., in a (PUD) Planned Unit Development district, Georgetown Township, Ottawa County, Michigan.

The Zoning Administrator presented a staff report and noted that a withdrawal request had been submitted for this application two days earlier, too late to cancel the meeting.

The applicant or representative was not present. No one was present to make public comments.

Since the application was on the agenda and the withdrawal was submitted too close to the meeting date to cancel, the Planning Commission determined to use the meeting time to discuss this PUD and PUDs in general. **The Planning Commission discussion and consensus for the development of this site and future PUDS within the Township was as follows:**

- 1) **In general, elevations for all proposed buildings, structures, signs and standalone objects contained within the PUD shall be submitted at the time a developer applies for preliminary PUD approval**, realizing that the elevations are conceptual and that the buildings may change in size, shape, location and use. **The buildings, structures, signs and standalone objects shall be architectural similar with coordinating elements, though not necessarily exactly the same or identical.** After approved with the preliminary plan, this will provide a guide that is agreed upon by both the developer and the Township. This would prevent future misunderstandings and be available for future prospective entities who look to located within the PUD. Since this development has already received preliminary PUD approval, the elevations for all proposed future buildings, structures, signs and standalone objects shall be submitted at the time any future final development plans are submitted to the Township for this PUD. The elevations for this PUD must contain similar rooflines that coordinate, but the architectural character need only coordinate and be similar, not identical.

This determination was based on ordinance language contained in Sec. 22.2 of the PUD Chapter in the Zoning Ordinance as follows and based on the newly adopted 2015 Master Plan as follows.

Sec. 22.2 QUALIFYING CONDITIONS..

Any development that fails to meet the following qualifying conditions, at a minimum, shall not be considered for the PUD District:

(D) **Master Plan:** The proposed uses of the PUD shall substantially conform to the Township Master Plan or, if not, represent land use policy that is determined by the Township Board to be a logical and acceptable deviation from or change to the Township Master Plan.

(F) **Architecture:** The PUD should provide for coordinated and innovative visually appealing architectural styles, building forms and building relationships.

General Land Use Policies

Planned Unit Developments and open space clustering are possible development tools that would provide multiple densities of residential, along with possible commercial uses with flexible zoning requirements.

Planned unit developments shall be consistent with the intent of a PUD as listed in the Georgetown Township Zoning Ordinance, including, to encourage innovation in land use and variety in design, to encourage useful open space, and to provide for enhanced site and building architectural features. Such developments shall provide innovation and desirable design elements. Although the intention is not to direct a developer toward any specific details, PUDs with uses other than solely single family residences shall, at a minimum, contain the following elements:

- An overall design theme with common coordinating architectural elements contained in all buildings and structures as well as signs, rooflines, forms and materials;
- A coordinated color scheme and coordinated textures of materials;
- Drive-through elements and stand-alone structures shall have design *elements common to* principle structures;
- Creative, desirable and useable open space;
- Buildings and structures designed to provide the best or front face to any adjoining public streets.

A mixed use PUD (with any combination of residential, commercial and/or industrial uses) may be used as a developmental technique if it is clear the PUD substantially provides for the intent of a PUD as listed in the Georgetown Township Zoning Ordinance. The mixed use PUD shall contain some uses that conform to the Township Land Use Plan for the subject site with the determination of the percentage of uses to be consistent with the Master Plan to be determined by the Planning Commission and Township Board, taking into account if the development substantially provides for the intent of a PUD.

- 2) **Interior pedestrian walkways shall be provided to connect the northwest corner of this site to the northeast corner for this site**, even though the Township Board waived the requirement of sidewalks in the road right-of-way along 44th St. The walkway shall provide pedestrians access from the west to the east along 44th St. without having the pedestrians just use the parking areas.

This determination was based on ordinance language contained in Sec. 22.2 of the PUD Chapter in the Zoning Ordinance as follows.

Sec. 22.2 QUALIFYING CONDITIONS..

Any development that fails to meet the following qualifying conditions, at a minimum, shall not be considered for the PUD District:

- (E) Pedestrian:** The PUD must provide for integrated, safe and abundant pedestrian access and movement within the PUD and to adjacent properties.

- 3) **For the layout and design of this site, gas pumps shall be aligned along the interior service drive and the buildings shall be located between the pumps and 44th St. and 8th Ave.** The gas pumps shall be easily accessible to both 44th St. and 8th Ave. via the interior service drive and shall not front on 44th St. or 8th Ave. The use of a gas station was allowed in the motion for the preliminary development plan. The gas pump canopy may have a flat roof since the pumps would be in the interior of the site, as long as all the other buildings have peaked rooflines. The current layout shows poor planning with parking spaces located along this service drive by the entrances because vehicles would be forced to back out into oncoming traffic entering the site and using the service drive. In addition, the current layout shows poor planning with vehicles entering from 8th Ave. maneuvering through two buildings to get to the gas pumps.

This determination was based on ordinance language contained in Sec. 22.2 of the PUD Chapter in the Zoning Ordinance as follows and based on the newly adopted 2015 Master Plan as follows.

Sec. 22.2 QUALIFYING CONDITIONS..

Any development that fails to meet the following qualifying conditions, at a minimum, shall not be considered for the PUD District:

(G) Traffic: The PUD must provide for safe and efficient vehicular movements within, into and off of the PUD site. In addition, the PUD should integrate traffic calming techniques, along with suitable parking lot landscape islands and other similar techniques to improve parking lot aesthetics, storm water management, traffic flow and vehicular/pedestrian safety.

Page 34 of the Master Plan

- Buildings and structures designed to provide the best or front face to any adjoining public streets.

- 4) **The open space shall be useable** with amenities, as required in the ordinance, and not just grassed areas.

This determination was based on ordinance language contained in Sec. 22.2 of the PUD Chapter in the Zoning Ordinance as follows and based on the newly adopted 2015 Master Plan as follows.

Sec. 22.2 QUALIFYING CONDITIONS..

Any development that fails to meet the following qualifying conditions, at a minimum, shall not be considered for the PUD District:

(H) Open Space Requirements:

- (1) The PUD development shall contain usable open space in an amount equal to at least twenty (20) percent of the total PUD site. The Planning Commission may consider a PUD with a lesser amount of open space if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Chapter. It is noted that open space is a very important element of a PUD and reductions to the open space provision should be granted only as a result of specific, clearly documented reasons (i.e. the PUD may located on a relatively small site in an area where a 20% open space provision would detract from building continuity, historic preservation efforts, etc.)

SUMMARY and Planning Commission Determinations Needed

1. **Drive-through establishments.** Since previous preliminary development plans specifically excluded drive-through establishments and does not show them, the preliminary must be revised to allow the use. **Does the Planning Commission want to allow the use of drive-in establishments in this PUD?**
2. **Attached enclosed garages.** Chapter 24 footnote (w) requires that each individual unit of a two-or multiple family dwelling unit shall be provided with an attached enclosed garage with a minimum of 200 square feet. Consistently in the past this requirement has not been waived except for student housing at GVSU because the thought is that the development is a higher caliper with attached garages. **Elevations of one apartment building shows attached enclosed garages and the attached enclosed garages are required for all the apartment buildings.** **Unless specifically waived by the Planning Commission, attached garages for all of the apartment buildings will be required and should be a condition of approval since elevations were only provided for one building.**
3. **Architecture.** Does the Planning Commission determine that the proposed architecture coordinates with the dental office and with each proposed building? This should be a condition of approval for all future phases.
4. **Location of gas pumps, service drive and interior traffic circulation.** At the March 2, 2016 meeting, the Planning Commission directed that an interior service drive provide access to the pumps which should be located in the interior of the site. **Does the Planning Commission determine that the layout as proposed meets that direction including the placement of the pumps?**
5. **Pedestrian walkways.** At the March 2, 2016 meeting, the Planning Commission directed that pedestrian walkways shall be provided to connect the northwest corner to the southwest corner of the site along 44th St. without having the pedestrians use the parking areas (even though the Board waived the requirement of sidewalks in the road right-of-way along 44th St.). In addition, the language in the ordinance states that the PUD must provide for integrated, safe and abundant pedestrian access and movement within the PUD and to adjacent properties. **Does the Planning Commission determine that the layout as proposed meets that direction given at the March 2, 2016 meeting and meets the intention of the ordinance?**
6. **Open space and amenities.** The language in the ordinance states that **open space is an important component in a PUD and shall be usable.** Also, the Master Plan states that it should be creative, desirable and useable. **Does the Planning Commission determine that the open space is abundant, usable and creative?**
7. **Utilities.** All PUD's shall be served by public water and sanitary sewer facilities. Stormwater must be coordinated with the county drain commission. The submittal of a Storm Water Drain Permit should be added as a condition of approval.
8. **Land ownership.** A letter signed by the landowner gives permission for the application.
9. **Master Plan.** The proposal appears to be substantially consistent with the Master Plan and consistent with the adjacent HDR designation, including with the language in the Master Plan related to the coordination of an architectural theme. Coordinated architecture will be a condition of approval for future phase and buildings. **Does the Planning Commission concur that the architecture of the**

proposed buildings coordinates with the existing building and with each other and that the uses are consistent with the Master Plan?

10. **PUD Agreement.** A PUD agreement shall be submitted at the time the building permit is submitted.
11. **Lighting concepts.** Provide and note that the maximum height of a light pole is 25 feet
12. **Plan requirements.**
 - a. Setbacks. The north western side lot is shown to be 20 feet. Is that acceptable?
 - b. Provide the dimension from the west side of Building B parking to berm (on a separate document). Must be 24 feet and right angle parking spaces must be a minimum of 9 by 20 feet.
 - c. Provide the dimensions from the sign at the corner of 44th St. and 8th Ave. to the centerlines of 44th St. and 8th Ave.
 - d. Trash receptacle. Is there a better place than along 8th Ave. to have trash storage? If not, what screening will be used to mitigate the trash receptacle? Two dumpsters are shown adjacent to the interior service drive. Is this acceptable to the Planning Commission?
 - e. Parking calculations noted on the plan are incorrect. Revised calculation should be provided to comply with ordinance requirements.
 - 1) For the dental office, the ordinance calls for 3 parking spaces for each examining room and the plan incorrectly uses a calculation based on 1 space for each 200 SF of UFA.
 - 2) Retail uses require one space for each 200 SF of GFA and the plan incorrectly notes UFA. Therefore 27 spaces are required and the plan incorrectly notes that 22 spaces are required.
 - 3) Bank/retail is listed incorrectly.
 - 4) Restaurant is listed incorrectly.
13. **Standards of Approval.** Does the Planning Commission determine that the following standards in Sec. 22.10 have been met?
 - A. The proposed PUD complies with all qualifying conditions of Section 22.2.
 - B. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development.
 - C. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community.
 - D. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning.
 - E. The proposed PUD meets all the site plan requirements of this Chapter, respective of being either a preliminary or final PUD request (Preliminary PUD's must meet Section 22.5, A and Final PUD's must meet Section 22.8, D.)

OPTIONS FOR MOTIONS:

The Planning Commission finds:

1. Drive-through establishments _____(are or are not) acceptable.
2. Attached garages _____(are or are not) required and will be a condition of approval.
3. The proposed architecture _____(is or is not) acceptable and coordination with the proposal will be a condition of approval for all future final development phases.
4. The proposed location of gas pumps, service drive and interior traffic circulation (is or is not) acceptable. If not, the following revisions are directed _____.
5. As noted at the March 2, 2016 meeting, the Planning Commission directed that an interior service drive provide access to the pumps which should be located in the interior of the site. **The Planning Commission determines that the layout as proposed _____(meets or does not meet) that direction and if not, the plan should be revised as follows:_____.**
14. **The Planning Commission determines that the pedestrian walkways as proposed _____(meets or does not meet) the intention of the ordinance and the direction given by the Planning Commission at the March 2, 2016 meeting stating that pedestrian walkways shall be provided to connect the northwest corner to the southwest corner of the site along 44th St. without having the pedestrians use the parking areas (even though the Board waived the requirement of sidewalks in the road right-of-way along 44th St.). If not, the plan should be revised as follows:_____.**
15. **The Planning Commission determines that the open space as proposed _____(meets or does not meet) the language in the ordinance which states that open space is an important component in a PUD and shall be usable and the language in the Master Plan which states that it should be creative, desirable and useable. If not, the plan should be revised as follows:_____.**
16. **The Planning Commission determines that the proposal _____(meets or does not meet) the intention of the Master Plan and that the architecture of the proposed buildings coordinates with the existing building and with each other and that the uses are consistent with the Master Plan.**
17. **The Planning Commission determines that the plan is either acceptable or should be revised for the following elements:**
 - a. Setbacks. The north western side lot is shown to be 20 feet. Is that acceptable?
 - b. Provide the dimension from the west side of Building B parking to berm (on a separate document). Must be 24 feet and right angle parking spaces must be a minimum of 9 by 20 feet.
 - c. Provide the dimensions from the sign at the corner of 44th St. and 8th Ave. to the centerlines of 44th St. and 8th Ave.
 - d. Trash receptacle. Is there a better place than along 8th Ave. to have trash storage? If not, what screening will be used to mitigate the trash receptacle? Two dumpsters are shown adjacent to the interior service drive. Is this acceptable to the Planning Commission?
 - e. Parking calculations noted on the plan are incorrect. Revised calculation should be provided to comply with ordinance requirements.

- 1) For the dental office, the ordinance calls for 3 parking spaces for each examining room and the plan incorrectly uses a calculation based on 1 space for each 200 SF of UFA.
- 2) Retail uses require one space for each 200 SF of GFA and the plan incorrectly notes UFA. Therefore 27 spaces are required and the plan incorrectly notes that 22 spaces are required.
- 3) Bank/retail is listed incorrectly.
- 4) Restaurant is listed incorrectly.

18. The Planning Commission determine that the following standards in Sec. 22.10 _____ (have or have not) been met.

- A. The proposed PUD complies with all qualifying conditions of Section 22.2.
- B. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development.
- C. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community.
- D. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning.
- E. The proposed PUD meets all the site plan requirements of this Chapter, respective of being either a preliminary or final PUD request (Preliminary PUD's must meet Section 22.5, A and Final PUD's must meet Section 22.8, D.)

Motion 1: Based on the findings listed above, the Planning Commission tables the request until the following items are addressed:_____.

Motion 2: Based on the findings listed above, the Planning Commission adopts the staff report as findings of fact and approves (PUD0603C) Great Lakes Convenience, Inc., 6785 Whitneyville Rd. SE, Alto, for revised preliminary plan approval for a PUD (not the PUD rezoning because it is already in place) for a gas station/convenience store, retail/bank building, drive-through restaurant and other drive-through establishments and for three apartment buildings on a parcel of land described as P.P. # 70-14-26-200-077, located at 850 44th St., in a (PUD) Planned Unit Development district, Georgetown Township, Ottawa County, Michigan, as shown on the following documents:

1. [Site plan](#) dated 6/28/16;
2. [application](#) and [Create 3 Narrative](#) dated June 17, 2016, and [Narrative](#) dated 6/29/16;
3. [Summary of revisions](#) dated June 21, 2016;
4. Elevations-
 - [8th Retail East](#)
 - [8th Retail North](#)
 - [8th Retail South](#)
 - [8th Retail West](#)

- [44th Retail East](#)
- [44th Retail North](#)
- [44th Retail South](#)
- [44th Retail West](#)
- [Gas Station East](#)
- [Gas Station North](#)
- [Gas Station South](#)
- [Gas Station West](#)
- [Pumps](#)
- [Townhouses](#)

Based on the findings that:

1. The qualifying conditions in Sec. 22.2 are met as proposed;
2. The information as per Sec. 22.8(D) and 22.5 is provided, and
3. The plan meets the ordinance requirements of Sec. 22.10 as follows:
 - a. The qualifying conditions in Sec. 22.2 are met;
 - b. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development;
 - c. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community;
 - d. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning;
 - e. The proposed PUD meets all the site plan requirements of Chapter 22 including Section 22.8, D.
 - f. The deviations as noted on the plan are acceptable because they will result in a higher quality of development than would be possible using conventional zoning standards and based on mitigating factors.

And with the following conditions:

1. As per Sec. 22.2(B), the site must be serviced by public water and sanitary sewer, which is to be coordinated with the Department of Public Works.
2. The following must be submitted to the Township at the time a building permit application is submitted to the Township.
 - a. Proposed deed restrictions, covenants, or similar legal instruments to be used within the PUD.
 - b. A Storm Water Drain Permit from the Water Resources Commission's Office.
 - c. PUD agreement as per Sec. 22.11.
 - d. Either the deed restrictions or the PUD agreement shall contain language related to the maintenance of the open space and the landscaping.
 - e. Lighting concepts and demonstration that no light poles shall exceed a height of 25 feet.
3. All outstanding fees are paid prior to any building permits being issued.
4. Sign permits are required for all sign installation.
5. Each individual unit of a two- or multiple family dwelling unit shall be provided with an attached enclosed garage with a minimum of 200 square feet.

6. The architectural design and all structures and elements of future phases shall coordinate with the elevations provided and approved.
7. The plan is revised to show the dimension from the west side of Building B parking to berm (on a separate document). Must be 24 feet and right angle parking spaces must be a minimum of 9 by 20 feet.
8. The plan is revised to show the dimension from the sign at the corner of 44th St. and 8th Ave. to the centerlines of 44th St. and 8th Ave.
9. Materials used to screen the dumpsters are to be provided.
10. Parking calculations are to be revised to shown correct information.
11. Additional conditions_____.

COMPLETE REVIEW FOR THE PRELIMINARY DEVELOPMENT PLAN

1. **Sec. 22.2 QUALIFYING CONDITIONS.**

Any development that fails to meet the following qualifying conditions, at a minimum, shall not be considered for the PUD District:

- A. **Acreage Requirement:** The PUD site shall be not less than ten (10) acres of fully contiguous property not separated by a public road, railroad, or other such associated feature or barrier. If the PUD is to contain a mixture of residential and non-residential uses, the minimum required area shall be twenty (20) acres. The Planning Commission and Township Board may consider a PUD on lesser acreage if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Chapter. In addition, the Planning Commission and Township Board may use the same intent section of the Zoning Ordinance when considering a PUD with property that may be separated by a public road, railroad, or other such associated feature or barrier. It would be up to the applicant to prove why, for example, a physical barrier (road or railroad) separating the acreage would not restrict the applicant's ability to develop a cohesive PUD.

Previously determined to be met. With motion #150204-03, the Planning Commission approved the overall PUD and approved the waiver for 9.64 acres for a mixed use PUD when Sec. 22.2(A) requires 20 acres for a mixed use PUD. The finding was that the PUD with less acreage provides for the intent of a PUD as listed in the PUD Chapter.

- B. **Utilities:** All PUD's shall be served by public water and sanitary sewer facilities. Stormwater must be coordinated with the county drain commission.

Will be a condition of approval.

- C. **Land Ownership:** The PUD application must be filed by the landowner, jointly by the landowners, or by an agent. If the application is filed by an agent(s) or other interested party, written approval from the landowner(s) must also be filed.

Met. A letter was provided.

- D. **Master Plan:** The proposed uses of the PUD shall substantially conform to the Township Master Plan or, if not, represent land use policy that is determined by the Township Board to be a logical and acceptable deviation from or change to the Township Master Plan.

Appears to be met. The Planning Commissioners should determine if they concur that the uses are consistent with the Master Plan and if they determine that the architecture of the proposed buildings coordinate with the existing building and with each other.

Garages are shown and are required for the multi-family dwelling.

The proposal appears to be substantially consistent with the Master Plan and consistent with the adjacent HDR designation, including with the language in the Master Plan related to the coordination of an architectural theme.

The **March 2, 2016 Planning Commission minutes** clarify that elevations should be provided for all proposed buildings, including future buildings. In compliance with that direction, elevations for future buildings were provided demonstrating that the architectural character of the proposed structures coordinate with the existing dental building and with each other, along with the gas pumps proposed to be located in the interior with another building between the pumps and the street.

The new proposal also provides the best face to the street, as stated in the Master Plan. This determination was based on ordinance language contained in Sec. 22.2 of the PUD Chapter in the Zoning Ordinance as follows and based on the newly adopted 2015 Master Plan as follows.

2. Sec. 22.2	QUALIFYING CONDITIONS..
Any development that fails to meet the following qualifying conditions, at a minimum, shall not be considered for the PUD District:	
<p>(D) Master Plan: The proposed uses of the PUD shall substantially conform to the Township Master Plan or, if not, represent land use policy that is determined by the Township Board to be a logical and acceptable deviation from or change to the Township Master Plan.</p> <p>(F) Architecture: The PUD should provide for coordinated and innovative visually appealing architectural styles, building forms and building relationships.</p>	

Page 34 of the Master Plan

General Land Use Policies
<p>Planned Unit Developments and open space clustering are possible development tools that would provide multiple densities of residential, along with possible commercial uses with flexible zoning requirements.</p> <p>Planned unit developments shall be consistent with the intent of a PUD as listed in the Georgetown Township Zoning Ordinance, including, to encourage innovation in land use and variety in design, to encourage useful open space, and to provide for enhanced site and building architectural features. Such developments shall provide innovation and desirable design elements. Although the intention is not to direct a developer toward any specific details, PUDs with uses other than solely single family residences shall, at a minimum, contain the following elements:</p> <ul style="list-style-type: none"> • An overall design theme with common coordinating architectural elements contained in all buildings and structures as well as signs, rooflines, forms and materials; • A coordinated color scheme and coordinated textures of materials; • Drive-through elements and stand-alone structures shall have design <i>elements common to principle structures</i>; • Creative, desirable and useable open space; • Buildings and structures designed to provide the best or front face to any adjoining public streets. <p>A mixed use PUD (with any combination of residential, commercial and/or industrial uses) may be used as a developmental technique if it is clear the PUD substantially provides for the intent of a PUD as listed in the Georgetown Township Zoning Ordinance. The mixed use PUD shall contain some uses that conform to the Township Land Use Plan for the subject site with the determination of the percentage of uses to be consistent with the Master Plan to be determined by the Planning Commission and Township Board, taking into account if the development substantially provides for the intent of a PUD.</p>

Pages 30 and 31 in the 2015 Master Plan:

General Land Use Policies

Planned Unit Developments and open space clustering are possible development tools that would provide multiple densities of residential, along with possible commercial uses with flexible zoning requirements.

Planned unit developments shall be consistent with the intent of a PUD as listed in the Georgetown Township Zoning Ordinance, including, to encourage innovation in land use and variety in design, to encourage useful open space, and to provide for enhanced site and building architectural features. Such developments shall provide innovation and desirable design elements. Although the intention is not to direct a developer toward any specific details, PUDs with uses other than solely single family residences shall, at a minimum, contain the following elements:

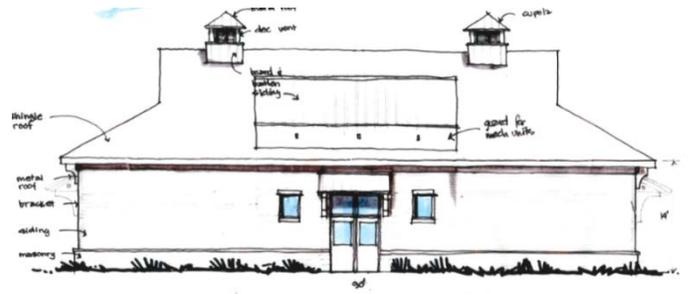
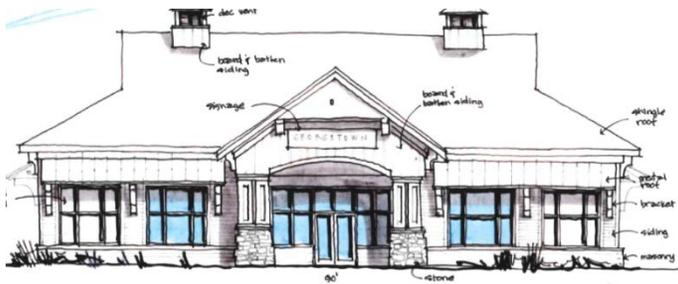
- An overall design theme with common coordinating architectural elements contained in all buildings and structures as well as signs, rooflines, forms and materials;
- A coordinated color scheme and coordinated textures of materials;
- Drive-through elements and stand-alone structures shall have design *elements common* to principle structures;
- Creative, desirable and useable open space;
- Buildings and structures designed to provide the best or front face to any adjoining public streets.

A mixed use PUD (with any combination of residential, commercial and/or industrial uses) may be used as a developmental technique if it is clear the PUD substantially provides for the intent of a PUD as listed in the Georgetown Township Zoning Ordinance. The mixed use PUD shall contain some uses that conform to the Township Land Use Plan for the subject site with the determination of the percentage of uses to be consistent with the Master Plan to be determined by the Planning Commission and Township Board, taking into account if the development substantially provides for the intent of a PUD.

Existing dental building:



Proposed elevations of the gas station/convenience store:



e

enterprise gas & retail
gas station
north elevation



Create 3 Architecture
616.734.9314
www.create3archite

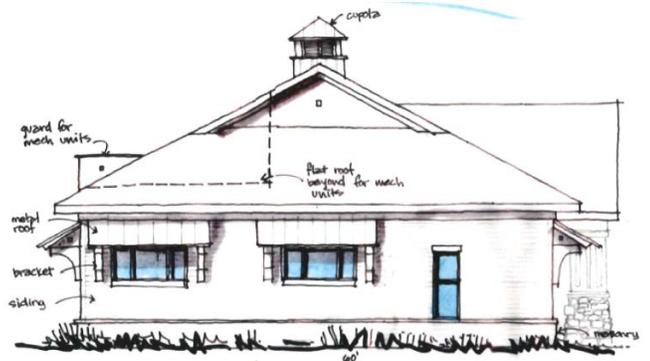
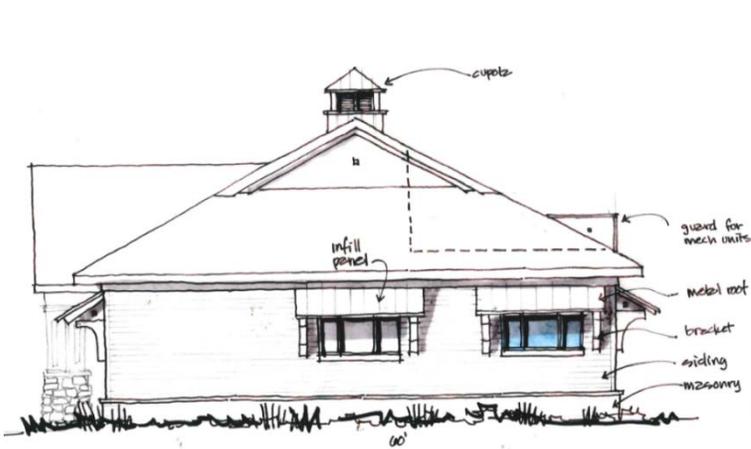


e

enterprise gas & retail
gas station
south elevation



Create 3 Architecture
616.734.9314
www.create3archite



e

enterprise gas & retail
gas station
west elevation



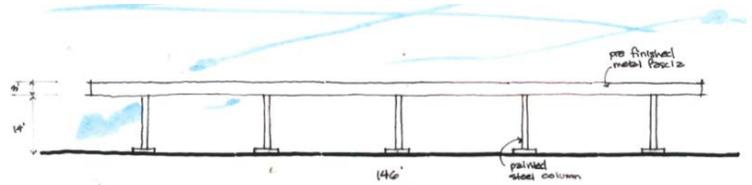
Create 3 Architecture
616.734.9314
www.create3archite

e

enterprise gas & retail
gas station
east elevation

Cre
616
ww

Proposed elevation of the gas pumps (in the minutes the Planning Commission stated that the flat canopy would be acceptable if located in the interior and if the building coordinated with the dental office building):



616.734.9314

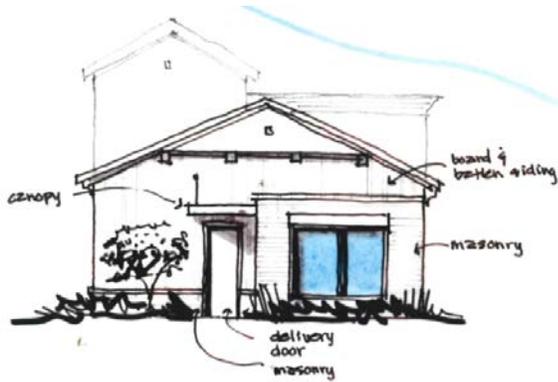
e

enterprise gas & retail
gas station
pumps/ canopy



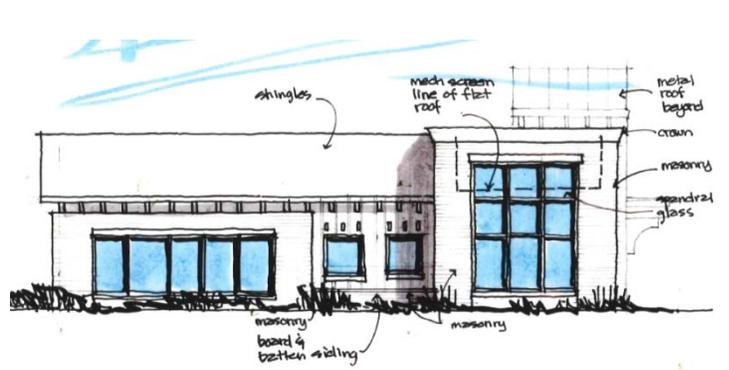
Create 3 Archite
616.734.9314
www.create3ar

Proposed elevation of the small building at the corner:



e

enterprise gas & retail
44th street retail
east elevation

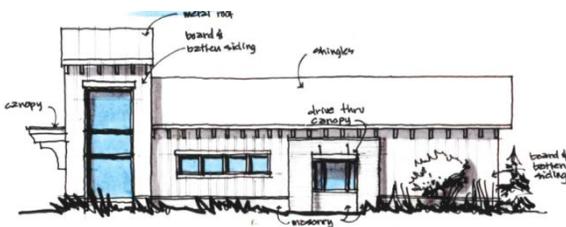


e

enterprise gas & retail
44th street retail
north elevation



Create 3 Architectu
616.734.9314
www.create3archit



e

enterprise gas & retail
44th street retail
south elevation

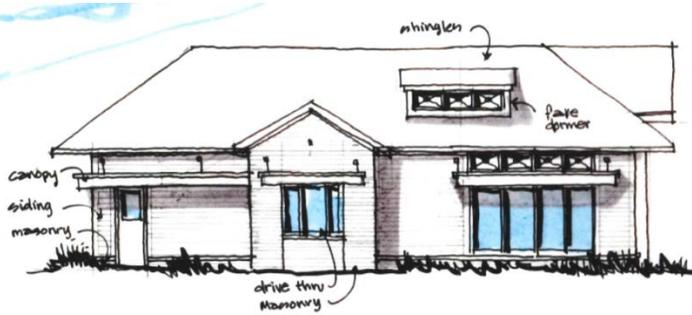


e

enterprise gas & retail
44th street retail
west elevation



Proposed elevation of the additional building:



e

enterprise gas & retail
8th street retail store
east elevation

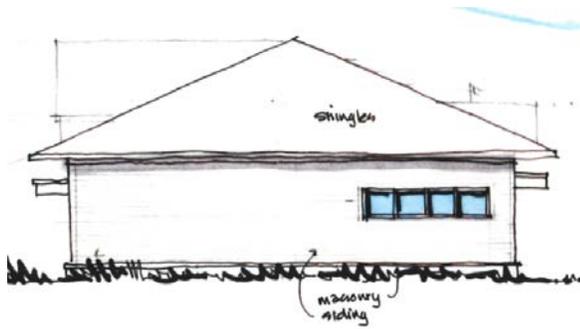


e

enterprise gas & retail
8th street retail store
north elevation



Create 3 Archi
616.734.9314
www.create3ar



e

enterprise gas & retail
8th street retail store
south elevation

C
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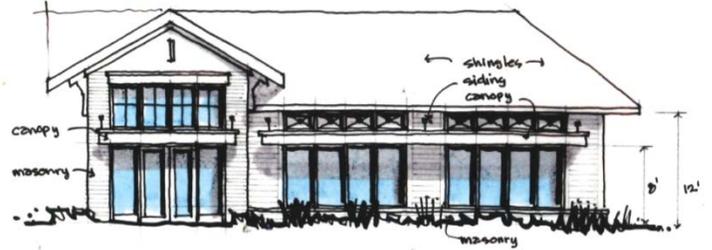


e

enterprise gas & retail
8th street retail store
west elevation



Create 3 Architecture
616.734.9314
www.create3archite



Proposed elevations of the apartments with attached garages (an email indicates that all apartments will have attached garages):



- E. **Pedestrian:** The PUD must provide for integrated, safe and abundant pedestrian access and movement within the PUD and to adjacent properties. (In addition, the township has a stand-alone ordinance covering certain sidewalk requirements)

The proposed plan for pedestrian walkways does not comply with the language contained in the Planning Commission minutes of March 2, 2016 which requires a pedestrian path from the northwest corner to connect to the northeast corner without walking through parking and the drive aisles. The Planning Commission will have to determine if this is met.

Below is an excerpt of the March 2, 2016 Planning Commission meeting minutes for the discussion of this site.

Interior pedestrian walkways shall be provided to connect the northwest corner of this site to the northeast corner for this site, even though the Township Board waived the requirement of sidewalks in the road right-of-way along 44th St. The walkway shall provide pedestrians

access from the west to the east along 44th St. without having the pedestrians just use the parking areas.

This determination was based on ordinance language contained in Sec. 22.2 of the PUD Chapter in the Zoning Ordinance as follows.

1. Sec. 22.2 QUALIFYING CONDITIONS..

Any development that fails to meet the following qualifying conditions, at a minimum, shall not be considered for the PUD District:

(E) Pedestrian: The PUD must provide for integrated, safe and abundant pedestrian access and movement within the PUD and to adjacent properties.

Below is an excerpt of Chapter 22 of the Zoning Ordinance

2. Sec. 22.5 PUD APPLICATION.

(A) Preliminary Plan Application Requirements

Following the pre-application conference, applicants seeking approval of a PUD District shall submit a complete application for review to the Zoning Administrator. When the Zoning Administrator determines the application to be complete, the PUD application will be sent to the Planning Commission for a workshop session, followed at a later date by a Planning Commission public hearing. Such application shall include the following (unless determined by the Zoning Administrator or Planning Commission to be unnecessary):

(2) A completed application form and ten (10) copies of a preliminary development plan shall be provided to the Zoning Administrator. The preliminary plan shall contain the following site plan information:

u. Proposed pedestrian sidewalk movements both within and off the PUD site. Sidewalks are required along all public roadways.

Sidewalks have been provided along 8th Ave. and shown to connect from this area to the interior of the site. Sidewalks are shown to connect to the apartment development to the west where a pedestrian connection (rather than a driveway) is shown at the northwest of the site (the Planning Commission determined that it only has to be a pedestrian path rather than a driveway connection).

However, the interior of the site is mostly only sidewalks abutting the proposed buildings and hash marks on the pavement to connect to the buildings. No specific sidewalks are shown to connect the northwest to the southwest of the site. The ordinance states that the PUD must provide for integrated, safe and abundant pedestrian access and movement within the PUD and to adjacent properties. In addition, in the March 2, 2016 minutes, the Planning Commission stated that a sidewalk is to be provided connecting the northwestern point of the site to the northeastern point of the site at the intersection (even though the Board waived the sidewalk requirement in the road right-of-way).

The Planning Commission will have to determine if this standard has been met.

- F. **Architecture:** The PUD should provide for coordinated and innovative visually appealing architectural styles, building forms and building relationships.

Appears to be met. See the discussion under (D) Master Plan. The Planning Commission will have to determine if this is met.

Also, a condition of approval of the preliminary PUD plan made on February 4, 2015 was that the architectural character of all future structures in all future phases shall coordinate with the architectural styles contained with the proposal for the dental office.

- G. **Traffic:** The PUD must provide for safe and efficient vehicular movements within, into and off of the PUD site. In addition, the PUD should integrate traffic calming techniques, along with suitable parking lot landscape islands and other similar techniques to improve parking lot aesthetics, storm water management, traffic flow and vehicular/pedestrian safety.

The Planning Commission will have to determine if this is met, along with whether the location of the gas pumps is acceptable. Does the proposal provide for safe and efficient vehicular and pedestrian movements within, into and off of the site?

The proposal appears to meet the stipulation of safe access into and off the site by making use of the two external driveways. The Planning Commission had directed that an interior service drive be provided and used to access the pumps. They are to be easily accessible to both 44th St. and 8th Ave. via the interior service drive. Note that vehicles accessing the pumps from 8th Ave. would likely turn north at the aisle between Buildings B and C since this is the shortest route, which would result in conflicts with vehicles backing out of the parking spaces on the east side of Building B and on the west side of Building C. Does this proposal meet the stipulation stated by the Planning Commission?

Also, the dumpsters are located along this service drive. In addition, vehicles going to park in the spaces west of Building D will have to merge with drive-thru traffic. Does this proposal meet the criteria?

Note that the minutes state that the gas pump canopy may have a flat roof if in the interior of the site and other buildings have peaked rooflines.

Below is an excerpt of the March 2, 2016 Planning Commission meeting minutes:

For the layout and design of this site, gas pumps shall be aligned along the interior service drive and the buildings shall be located between the pumps and 44th St. and 8th Ave. The gas pumps shall be easily accessible to both 44th St. and 8th Ave. via the interior service drive and shall not front on 44th St. or 8th Ave. The use of a gas station was allowed in the motion for the preliminary development plan. The gas pump canopy may have a flat roof since the pumps would be in the interior of the site, as long as all the other buildings have peaked rooflines. The current layout shows poor planning with parking spaces located along this service drive by the entrances because vehicles would be forced to back out into oncoming traffic entering the site and using the service drive. In addition, the current layout shows poor planning with vehicles entering from 8th Ave. maneuvering through two buildings to get to the gas pumps.

This determination was based on ordinance language contained in Sec. 22.2 of the PUD Chapter in the Zoning Ordinance as follows and based on the newly adopted 2015 Master Plan as follows.

3. Sec. 22.2 QUALIFYING CONDITIONS..

Any development that fails to meet the following qualifying conditions, at a minimum, shall not be considered for the PUD District:

(G) Traffic: The PUD must provide for safe and efficient vehicular movements within, into and off of the PUD site. In addition, the PUD should integrate traffic calming techniques, along with suitable parking lot landscape islands and other similar techniques to improve parking lot aesthetics, storm water management, traffic flow and vehicular/pedestrian safety.

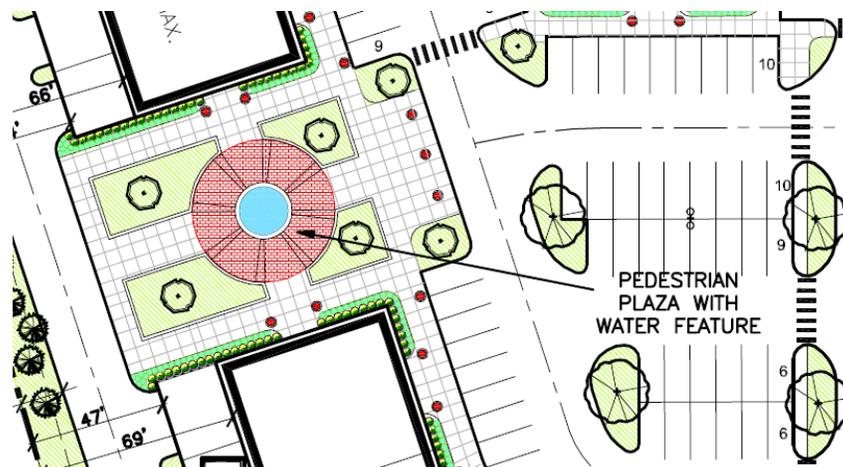
H. Open Space Requirements:

The Planning Commission will have to determine if this is met.

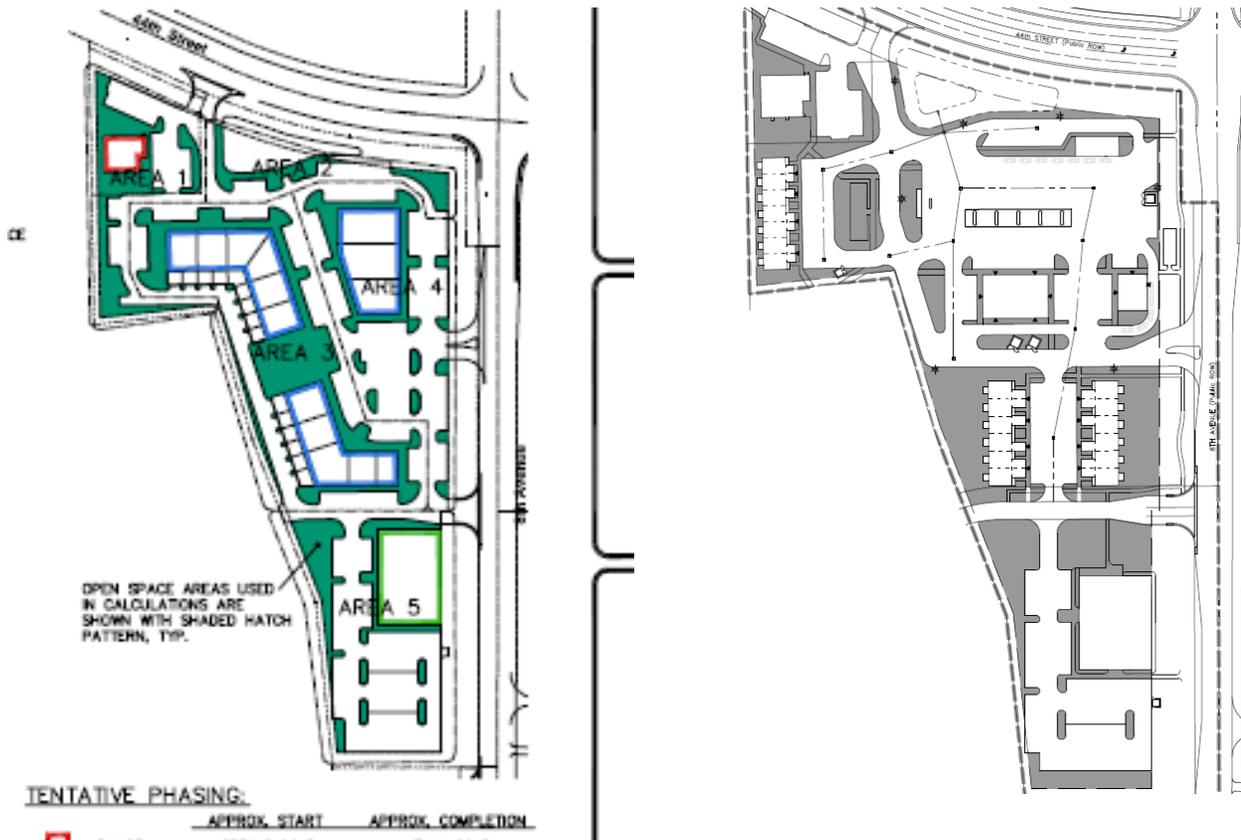
The previously approved preliminary plan indicated that there is 20% of open space as defined in the ordinance, which included a pedestrian plaza with water feature, along with greenspace and landscaping. This feature has been eliminated and landscaped berms and pedestrian plaza with benches has been added.

See the language below in the ordinance which states that the open space is an important component in a PUD and shall be usable. Also, the Master Plan states that it should be creative, desirable and useable. See the ordinance and Master Plan language below.

Below is the open space pedestrian plaza with water feature that was approved with the revised preliminary plan. This has been eliminated in the new plan.



Below on the right is the map of the previously approved open space with the pedestrian plaza with water feature. The map on the left is currently proposed.



Language in Chapter 22:

1. The PUD development shall contain usable open space in an amount equal to at least twenty (20) percent of the total PUD site. The Planning Commission may consider a PUD with a lesser amount of open space if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Chapter. **It is noted that open space is a very important element of a PUD** and reductions to the open space provision should be granted only as a result of specific, clearly documented reasons (i.e. the PUD may be located on a relatively small site in an area where a 20% open space provision would detract from building continuity, historic preservation efforts, etc.)
2. **Such open space to be considered usable shall not include required yards (required yards need to be individually determined for each PUD project) or buffers, parking areas, drives, rights-of-way, utility or road easements, storm water detention ponds, wetlands** (unless determined to be useable by the Planning Commission due to the addition of interpretive boardwalks/walkways, etc. provided in and through the wetland) and structures (Unless the structures are part of the open space i.e. gazebos, etc.).
3. Such open space shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the PUD through covenant, deed restriction, open space easement, or similar legal instrument acceptable to the Township; or, if agreed to by governmental agency, the open space may be conveyed to a governmental agency for the use of the general public.

Pages 30 and 31 in the 2015 Master Plan:

General Land Use Policies

Planned Unit Developments and open space clustering are possible development tools that would provide multiple densities of residential, along with possible commercial uses with flexible zoning requirements.

Planned unit developments shall be consistent with the intent of a PUD as listed in the Georgetown Township Zoning Ordinance, including, to encourage innovation in land use and variety in design, **to encourage useful open space, and to provide for enhanced site and building architectural features.** Such developments shall provide innovation and desirable design elements. Although the intention is not to direct a developer toward any specific details, PUDs with uses other than solely single family residences shall, at a minimum, contain the following elements:

- An overall design theme with common coordinating architectural elements contained in all buildings and structures as well as signs, rooflines, forms and materials;
- A coordinated color scheme and coordinated textures of materials;
- Drive-through elements and stand-alone structures shall have design *elements common to* principle structures;
- **Creative, desirable and useable open space;**
- Buildings and structures designed to provide the best or front face to any adjoining public streets.

A mixed use PUD (with any combination of residential, commercial and/or industrial uses) may be used as a developmental technique if it is clear the PUD substantially provides for the intent of a PUD as listed in the Georgetown Township Zoning Ordinance. The mixed use PUD shall contain some uses that conform to the Township Land Use Plan for the subject site with the determination of the percentage of uses to be consistent with the Master Plan to be determined by the Planning Commission and Township Board, taking into account if the development substantially provides for the intent of a PUD.

2. USES

Permitted uses- APPEARS TO MEET REQUIREMENTS. The proposed uses are the same as previously approved for a mixed use planned unit development for residential uses. **THREE APARTMENTS BUILDINGS HAVE BEEN ADDED,** gas station, retail and restaurant, and office and commercial uses.

3. PRELIMINARY PLAN APPLICATION REQUIREMENTS

1. A completed application form and ten (10) copies of a preliminary development plan shall be provided to the Zoning Administrator. The preliminary plan shall contain the following site plan information: **SUBMITTED.**
 - a. The date, north arrow, and scale. The scale shall be not less than 1"=20' for property ten (10) acres and larger and at least 1"=200' for those 20 acres (20) acres or more. **Provided.**
 - b. The name and address of the firm responsible for the preparation of the site plan. **Provided.**
 - c. The name and address of the property owner(s) and petitioner(s). **Provided.**
 - d. Legal description of the PUD site. **Provided.**
 - e. The size (in acres) of the PUD site. **Provided-9.64 acres.**
 - f. **Property lines and proposed setbacks, shown and dimensioned. Provided but the side is noted to be 20 feet. The Planning Commission will have to determine if that is acceptable. Also, provide the dimension from the west side of Building B parking to berm (on a separate document). Must be 24 feet and right angle parking spaces must be a minimum of 9 by 20 feet.**
 - g. A location sketch. **Provided.**
 - h. The location of all existing structures, driveways, and parking areas within 100' of the PUD site's boundaries. **Provided.**
 - i. The location and dimensions of all existing structures on the PUD site. **Provided.**
 - j. The location of all proposed structures on the PUD site. Realizing that this is preliminary,

- dimensions are not necessary until final approval. **Provided.**
- k. The location and dimension of proposed lots or ownership divisions. **Provided.**
- l. The location, pavement width and right-of-way width of all abutting roads, streets, alleys or easements. **Provided.**
- m. The existing zoning and use of all properties abutting and including the PUD site. **Provided.**
- n. The location of all existing vegetation and the general location of all proposed landscape areas, berms, landscape islands and buffers, including any fence or wall areas. **Provided.**
- o. The size and location of existing utilities, including a short narrative note on the site plan pertaining to the PUD's proposed utility needs and concepts. **Provided.**
- p. The proposed location and estimated size(s) of all surface and subsurface water drainage facilities. **Storm Water Drain Permit required and will be a condition of approval.**
- q. Existing topographic contours at a maximum of five (5) foot intervals. Conceptual topographic patterns for the PUD site shall also be provided, noting major earth moving and/or removal areas (realizing that each building receiving final PUD approval will be required to show actual topographic contours, both existing and proposed). **Provided.**
- r. Location, type and size of areas to be dedicated for common open space. **Provided.**
Planning Commission will determine if it meets the intention of the language in the PUD ordinance as creative, desirable and usable.
- s. Anticipated trash receptacle locations and method of screening. **Provided. However, is there a better location than adjacent to 8th Ave. near the intersection? If this is to be located here, what type of screening will be used to mitigate the appearance of a trash receptacle along the major street? Also, two dumpsters are shown adjacent to the interior service drive. Is this acceptable to the Planning Commission?**
- t. Proposed streets, alleys, curb cuts, acceleration/deceleration lanes, curbed areas, service drives and parking lot locations, including traffic calming concepts, driving surface widths as required by the Ottawa County Road Commission's standards. **Provided. However, parking calculations have been INCORRECTLY noted on the plan.**
 5) **For the dental office, the ordinance calls for 3 parking spaces for each examining room and the plan incorrectly uses a calculation based on 1 space for each 200 SF of UFA.**
 6) **Retail uses require one space for each 200 SF of GFA and the plan incorrectly notes UFA. Therefore 27 spaces are required and the plan incorrectly notes that 22 spaces are required.**
 7) **Bank/retail is listed incorrectly.**
 8) **Restaurant is listed incorrectly.**
Parking calculations will be reviewed again at the time of final development approval. Also, the Planning Commission will have to determine if the interior circulation is acceptable and meets their direction of an interior service drive.
- u. Proposed pedestrian sidewalk movements both within and off the PUD site. Sidewalks are required along all public roadways. **Provided. However, the Planning Commission will have to determine if the proposal meets the intention of the language in the ordinance and in the direction given in the March 2, 2016 Planning Commission minutes.**
- v. Proposed lighting concepts/styles and general location areas. **Not provided. Maximum height is 25 feet.**
- w. Proposed architectural style/design concepts that will be incorporated into final approval plans, including both buildings and structures (i.e. - gateways, fence/wall concepts, art work, etc.). **Provided and appears to meet the language in the ordinance and in the Master Plan and in the direction given in the March 2, 2016. The Planning Commission should determine if they concur. Coordinating with this architectural theme will be a condition of approval for future phases.**
- x. Proposed setbacks, lot widths, lot areas and building/structure heights. **Provided. However, the side yard setback of the apartment building along the west property line has only a 20 foot setback. Is that acceptable to the Planning Commission? Also, see the note under (f). Please provide the dimensions from the sign at the corner of 44th St. and 8th Ave. to the centerlines of 44th St. and 8th Ave.**
- y. Proposed uses to be included in the PUD project. **Provided.**
- z. Floodplain areas. (Revised 6-27-2005) **Provided.**

Fee: Payment of a PUD fee, as established by the Township Board. **Paid.**

Narrative Statement: A narrative statement describing: **Provided.**

- a. The objectives of the PUD and how it relates to the Intent of the PUD District, as described in Section 22.1.
- b. The relationship of the PUD to the qualifying conditions listed in Section 22.2.
- c. Phases of development and approximate time frames for each phase, including anticipated start and completion dates of construction.
- d. Proposed deed restrictions, covenants, or similar legal instruments to be used within the PUD.

4. Sec. 22.10 STANDARDS FOR APPROVAL (both preliminary and final).

A PUD shall be approved only if it complies with each of the following standards:

F. The proposed PUD complies with all qualifying conditions of Section 22.2.

The Planning Commission will have to determine if this is met. See the review.

G. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development.

The Planning Commission will have to determine if this is met relative to the architecture and the location of the gas pumps, in addition to the pedestrian connections.

H. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community.

The Planning Commission will have to determine if this is met.

I. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning.

The Planning Commission will have to determine if this is met, particularly relative to usable, creative and desirable open space, location of the gas pumps, and the pedestrian walkways and interior traffic movements.

J. The proposed PUD meets all the site plan requirements of this Chapter, respective of being either a preliminary or final PUD request (Preliminary PUD's must meet Section 22.5, A and Final PUD's must meet Section 22.8, D.)

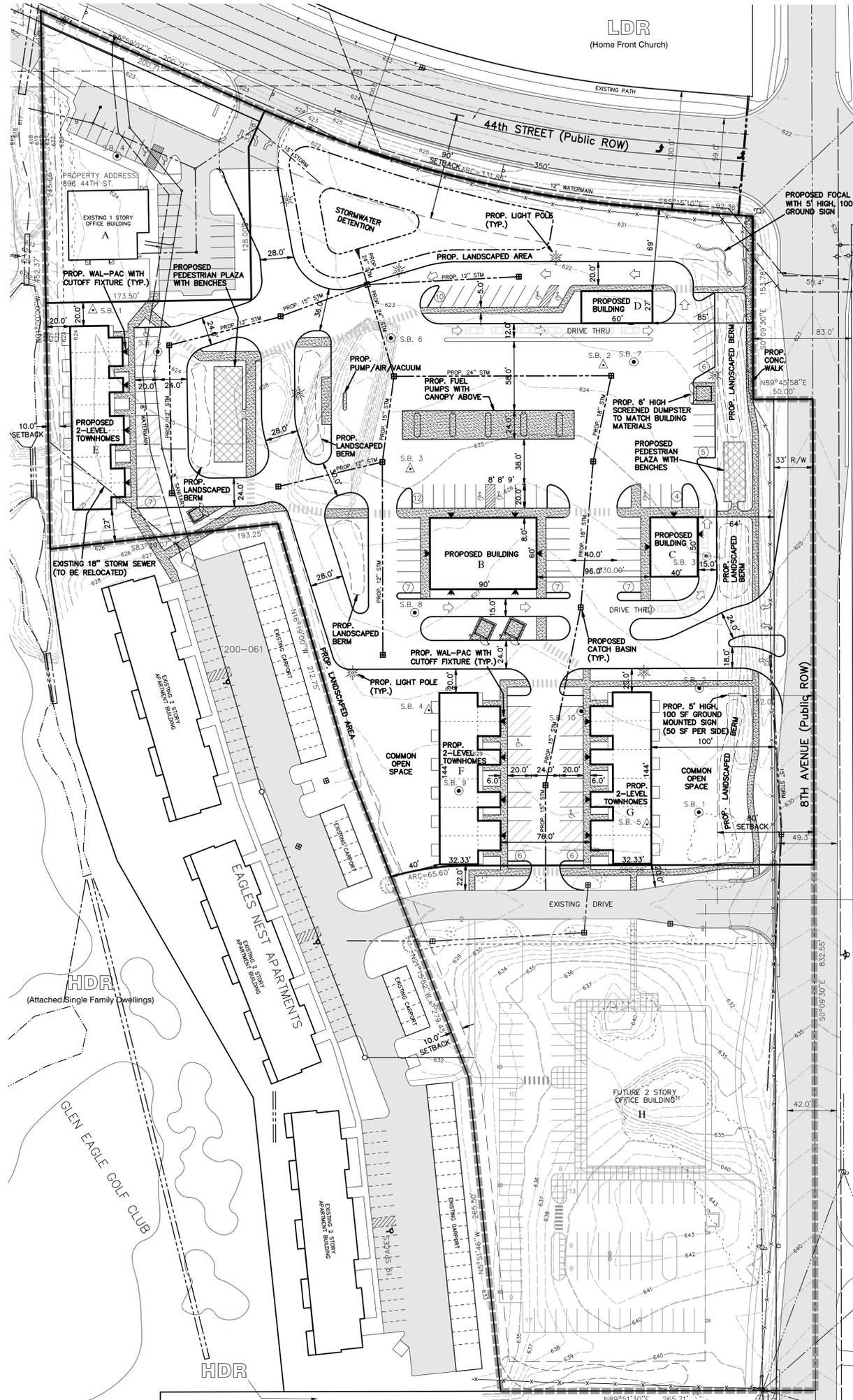
The Planning Commission will have to determine if this is met.

5. PUD Agreement-must be submitted at the time a building permit application is submitted to the Township.

Sec. 22.11 PUD AGREEMENT.

- A. Prior to the issuance of any building permits or commencement of construction on any portion of the PUD, the applicant shall enter into an agreement with the Township in recordable form, setting forth the applicant's obligations with respect to the PUD.

- B. The agreement shall describe all improvements to be constructed as part of the PUD and shall incorporate, by reference, the final development plan with all required revisions, other documents which comprise the PUD, and all conditions attached to the approval by the Township Board.
- C. A phasing plan shall also be submitted describing the intended schedule for start and completion of each phase and the improvements to be undertaken in each phase.
- D. The agreement shall also establish the remedies of the Township in the event of default by the applicant in carrying out the PUD, and shall be binding on all successors in interest to the applicant.
- E. All documents shall be executed and recorded in the office of the Ottawa County Register of Deeds.



DEVELOPMENT STATISTICS

PROPOSED BUILDINGS & PARKING

PROPOSED USE	SIZE (SF)	REQUIRED PARKING	PROPOSED PARKING
A ONE STORY DENTAL OFFICE (1 SPACE PER 200 SF UFA)	3,724	19 SPACES	26 SPACES
B GAS STATION/CONVENIENCE STORE (1 SPACE PER 200 SF UFA)	5,400	22 SPACES	26 SPACES
C BANK/RETAIL (1 SPACE PER 200 SF GFA)	2,000	10 SPACES	16 SPACES
D RETAIL/RESTAURANT (1 SPACE PER 200 SF GFA)	1,620	8 SPACES	18 SPACES
E (7) APARTMENTS @ 1,260 SF EACH (2 SPACES PER UNIT)	8,820	14 SPACES	7 GARAGE + 7 SURFACE
F (6) APARTMENTS @ 1,551 SF EACH (2 SPACES PER UNIT)	9,306	12 SPACES	6 GARAGE + 6 SURFACE
G (6) APARTMENTS @ 1,551 SF EACH (2 SPACES PER UNIT)	9,306	12 SPACES	6 GARAGE + 6 SURFACE
H TWO STORY OFFICE BUILDING (1 SPACE PER 300 SF GFA))	26,000	87 SPACES	88 SPACES
		184 SPACES	212 SPACES (115% OF REQUIRED TOTAL FOR CONV. ZONING)

BUILDING SETBACKS:

	REQUIRED	PROPOSED
FRONT YARD	90'	80' & 90'
SIDE YARD	25'	20'
REAR YARD	50'	VARIES (SEE LAYOUT)

PROPOSED PARKING:

STANDARD SPACES ARE 9' x 20' WITH 24' PARKING ISLES. BARRIER FREE SPACES WILL BE PROVIDED AS REQUIRED.

PROPOSED LOT COVERAGE:

PARKING	150,019 S.F.	
BUILDING	43,865 S.F.	
TOTAL BLDG+PARKING COVERAGE	193,884 S.F.	46%
GROSS OPEN AREA	226,034 S.F.	54%
*NET OPEN SPACE (20% MIN. REQ'D)	105,750 S.F.	25% (OF 9.64 ACRES)
TOTAL AREA	9.64 ACRES	419,918 S.F. *AS DEFINED BY PUD ORDINANCE

PROPOSED OPEN SPACE:

OPEN SPACES TO BE CONNECTED BY INTERIOR PEDESTRIAN WALKWAYS. THE LARGE OPEN SPACES ADJACENT TO THE PROPOSED 2-LEVEL TOWNHOMES, LOCATED SOUTH OF THE GAS STATION/CONVENIENCE STORE AND BANK/RETAIL, TO BE COMMON OPEN SPACE. TWO PEDESTRIAN PLAZAS WITH BENCHES TO BE PROVIDED AS SHOWN. SPECIFIC DESIGN TO BE SUBMITTED WITH FINAL PUD PLANS.

PROPOSED LANDSCAPING:

A REVISED LANDSCAPING PLAN WILL BE PROVIDED PRIOR TO ANY FINAL PUD APPROVAL AND WILL MEET PREVIOUS APPROVED PLANS PENDING APPROVAL OF THIS AMENDED PRELIMINARY PUD PLAN.

PROPOSED LIGHTING:

PROPOSED PARKING LOT LIGHTS SHALL BE DEFLECTED AWAY FROM ADJACENT RESIDENTIAL AREAS AND SHALL BE INSTALLED IN SUCH A MANNER AS TO ALLOW THE REDUCTION OF THE AMOUNT OF LIGHT ON OTHER THAN NORMAL PARKING HOURS EACH DAY. THE SOURCE OF ILLUMINATION IN ALL PARKING LOTS ABUTTING A RESIDENTIAL AREA SHALL BE LIGHTS MOUNTED ON GARAGES.

PROPOSED UTILITY SERVICES:

PUBLIC SEWER AND WATER SERVICE SHALL BE PROVIDED TO PROPOSED BUILDINGS.

PROPOSED SIGNAGE:

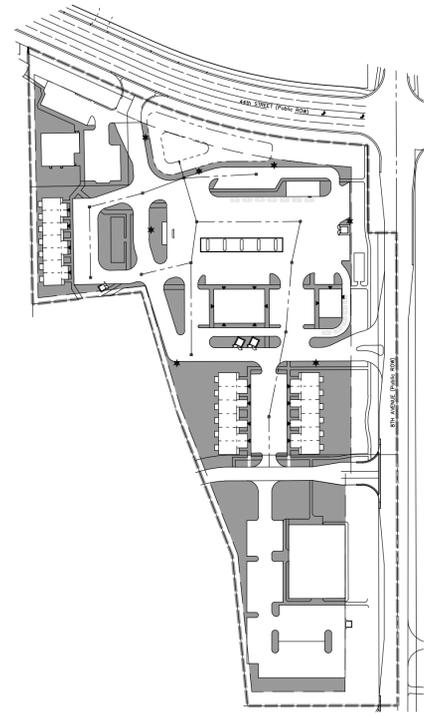
ONE PROPOSED GROUND MOUNT SIGN LOCATED AT CORNER OF 44TH STREET AND 8TH AVENUE, AND ONE PROPOSED GROUND MONUMENT SIGN LOCATED AT EACH ENTRANCE DRIVE (3 TOTAL).

PROPOSED WALL SIGN AREAS TO COMPLY WITH TOWNSHIP SIGN ORDINANCE FOR NS DISTRICT, CHAPTER 25, SECTION 25.6 (B). PUD REQUESTS WAIVER FROM ORDINANCE TO PLACE WALL SIGNS ON SIDES AND BACKS OF BUILDINGS IN ADDITION TO FRONTS OF BUILDINGS.

MISCELLANEOUS NOTES:

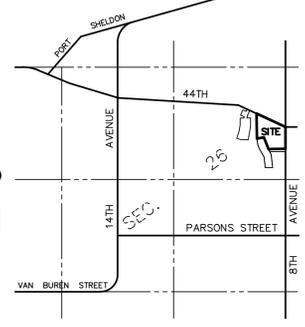
THIS SITE IS NOT WITHIN THE 100 YEAR FEMA FLOOD HAZARD AREA.

PROPOSED OPEN SPACE



DESCRIPTION OF OVERALL PUD

Description of Overall PUD:
Part of the NE 1/4, Section 26, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the E 1/4 corner of Section 26; thence N00°09'30"W 240.00 feet along the East line of said NE 1/4 to the PLACE OF BEGINNING of this description; thence S89°51'30"W 265.71 feet; thence N05°51'46"W 265.50 feet; thence N21°15'52"W 279.45 feet; thence N16°19'00"W 212.75 feet; thence S83°39'07"W 193.25 feet; thence N01°00'00"W 452.37 feet; thence S65°59'07"E 200.71 feet along the Southerly line of 44th Street; thence Southeastly 337.94 feet along said Southerly line on a 1004.93 foot radius curve to the left, the chord of which bears S75°37'08"E 336.35 feet; thence S85°15'10"E 92.36 feet along said Southerly line; thence S00°09'30"E 153.78 feet along the Westerly line of 8th Avenue; thence N89°45'58"E 50.00 feet to the East line of said NE 1/4; thence S00°09'30"E 832.55 feet along said East line to the place of beginning. Subject to highway R.O.W. for 8th Avenue. This parcel contains 10.27 acres, including highway R.O.W., and 9.64 excluding it.



- S.B. 1 = SOIL BORINGS TAKEN BY SOILS & STRUCTURES 3/21/06
- S.B. 1 = SOIL BORINGS TAKEN BY EXCEL ENGINEERING 1/19/06 (LOCATIONS ARE APPROXIMATE)



SCALE: 1" = 50'

PRELIMINARY PUD
44TH STREET / 8TH AVENUE PUD
FOR: GREAT LAKES CONVENIENCE, INC.
ATTN: DON ZIEMKE, JR.
6785 WHITNEYVILLE ROAD SE
ALTO, MI 49302
IN: PART OF THE NE 1/4 OF SECTION 26, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

REVISIONS:	DATE	BY	DESCRIPTION
6/28/16 AMENDED PRELIMINARY PUD (JR)	6/28/16	JR	AMENDED PRELIMINARY PUD (JR)
6/21/16 REVISED FOR PUD SUBMITTAL (JR)	6/21/16	JR	REVISED FOR PUD SUBMITTAL (JR)
2/1/16 REVISED PER STAFF REVIEW (JR)	2/1/16	JR	REVISED PER STAFF REVIEW (JR)

DRAWN BY: JR	PROJ. ENG.: DDG
APPROVED BY: DDG	PROJ. SURV.: JCB
FILE NO.: 151499E	DATE: 12/28/15

PERMIT NUMBER:

APPLICATION FOR PLANNED UNIT DEVELOPMENT

Georgetown Charter Township
1515 Baldwin St, P.O. Box 769
Jenison, MI 49429
616-457-2340

revised: January 26, 2009

APPLICANT INFORMATION

COMPANY NAME: Eighth Enterprise, LLC	PHONE: (616) 868-6845
APPLICANT NAME: Don Ziemke, Jr. and Richard Greenen	
ADDRESS: 6785 Whitneyville Rd. SE	CITY / STATE / ZIP: Alto, MI 49302

PROPERTY INFORMATION

COMPANY NAME: 44 + 8 LLC	PHONE: (616) 454-1446
OWNER / AGENT NAME: Mike DeVries	TITLE: Member
ADDRESS: 1345 Monroe Ave. NW	CITY / STATE / ZIP: Grand Rapids, MI 49505
PARCEL NUMBER: 70-14-26-200-077 and -074	ZONING DISTRICT: PUD
LEGAL DESCRIPTION: See site plan	PARCEL SIZE (IN ACRES): 10.27 Acres (entire PUD)

PROJECT INFORMATION

DESCRIBE THE NATURE OF THE PROPOSED PLANNED UNIT DEVELOPMENT:
This is an amended preliminary PUD application for a portion of the existing PUD.

CHAPTER 22 IDENTIFIES THE OBJECTIVES TO BE CONSIDERED IN ESTABLISHING A PUD. THESE ARE LISTED IN THE INFORMATION ACCOMPANYING THIS FORM. IN THE SPACE BELOW OR ON ADDITIONAL PAGES, IF NEEDED, STATE HOW THIS REQUEST CONFORMS TO THE OBJECTIVES.
The proposed gas/convenience, residential and office/retail are all allowable uses in the PUD.

APPLICATION INFORMATION

TEN (10) COPIES OF A COMPLETE SITE PLAN CONTAINING ALL THE INFORMATION REQUIRED BY SEC. 22.5 OF THE GEORGETOWN CHARTER TOWNSHIP ZONING ORDINANCE MUST ACCOMPANY THIS APPLICATION FORM, ALONG WITH A FEE, AS ESTABLISHED BY THE TOWNSHIP BOARD. THE ATTACHED INSTRUCTIONS SHOULD BE RETAINED BY THE APPLICANT.

APPLICANT SIGNATURE

IT IS THE APPLICANT'S RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE IN ALL RESPECTS AND TO PROVIDE THE NECESSARY INFORMATION TO THE TOWNSHIP FOR APPROVAL. COPIES OF THE ORDINANCE MAY BE OBTAINED FROM THE GEORGETOWN TOWNSHIP WEBSITE AT WWW.GEORGETOWN-MI.GOV. BY SIGNING I ACKNOWLEDGE THERE ARE NO REFUNDS FOR ANY REASON.

APPLICANT SIGNATURE:	DATE:
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FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING:	DATE OF PLANNING COMMISSION MEETING:	
DATE OF TOWNSHIP BOARD MEETING:	DATE NOTICE PUBLISHED:	DATE PROPERTY NOTICES WERE SENT:

PUD REVIEW PROCESS AND STANDARDS

THE REQUIREMENTS AND PROCEDURES FOR CREATING A PLANNED UNIT DEVELOPMENT ARE SET FORTH IN CHAPTER XXII OF THE TOWNSHIP ZONING ORDINANCE. THE FOLLOWING IS A COPY OF THE PROVISIONS OF THAT CHAPTER.

Chapter 22 - PLANNED UNIT DEVELOPMENT (revised 11-25-2002)

Sec. 22.1 INTENT.

The use of land and the construction and use of buildings and other structures as Planned Unit Developments in Georgetown Township may be established as distinct zoning districts when approved by the Township Board in accordance with the procedures specified herein. It is the intent of this District to provide for flexibility in the regulation of land development; to encourage innovation in land use and variety in design, layout, and type of structures; to achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; to encourage useful open space; to provide for enhanced site and building architectural features; and to create better living, working, and shopping environments. In order to accomplish these objectives, this Chapter permits flexibility to the conventional requirements found in other Zoning Districts.

Sec. 22.2 QUALIFYING CONDITIONS..

Any development that fails to meet the following qualifying conditions, at a minimum, shall not be considered for the PUD District:

- A. **Acreage Requirement:** The PUD site shall be not less than ten (10) acres of fully contiguous property not separated by a public road, railroad, or other such associated feature or barrier. If the PUD is to contain a mixture of residential and non-residential uses, the minimum required area shall be twenty (20) acres. The Planning Commission and Township Board may consider a PUD on lesser acreage if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Chapter. In addition, the Planning Commission and Township Board may use the same intent section of the Zoning Ordinance when considering a PUD with property that may be separated by a public road, railroad, or other such associated feature or barrier. It would be up to the applicant to prove why, for example, a physical barrier (road or railroad) separating the acreage would not restrict the applicant's ability to develop a cohesive PUD.
- B. **Utilities:** All PUD's shall be served by public water and sanitary sewer facilities. Stormwater must be coordinated with the county drain commission.
- C. **Land Ownership:** The PUD application must be filed by the landowner, jointly by the landowners, or by an agent. If the application is filed by an agent(s) or other interested party, written approval from the landowner(s) must also be filed.
- D. **Master Plan:** The proposed uses of the PUD shall substantially conform to the Township Master Plan or, if not, represent land use policy that is determined by the Township

Board to be a logical and acceptable deviation from or change to the Township Master Plan. (revised 12/14/09)

- E. **Pedestrian:** The PUD must provide for integrated, safe and abundant pedestrian access and movement within the PUD and to adjacent properties. (In addition, the township has a stand alone ordinance covering certain sidewalk requirements)
- F. **Architecture:** The PUD should provide for coordinated and innovative visually appealing architectural styles, building forms and building relationships.
- G. **Traffic:** The PUD must provide for safe and efficient vehicular movements within, into and off of the PUD site. In addition, the PUD should integrate traffic calming techniques, along with suitable parking lot landscape islands and other similar techniques to improve parking lot aesthetics, storm water management, traffic flow and vehicular/pedestrian safety.
- H. **Open Space Requirements:**
 - 1. The PUD development shall contain usable open space in an amount equal to at least twenty (20) percent of the total PUD site. The Planning Commission may consider a PUD with a lesser amount of open space if it is clear that the proposed PUD substantially provides for the intent of a PUD as stated in this Chapter. It is noted that open space is a very important element of a PUD and reductions to the open space provision should be granted only as a result of specific, clearly documented reasons (i.e. the PUD may located on a relatively small site in an area where a 20% open space provision would detract from building continuity, historic preservation efforts, etc.)
 - 2. Such open space to be considered usable shall not include required yards (required yards need to be individually determined for each PUD project) or buffers, parking areas, drives, rights-of-way, utility or road easements, storm water detention ponds, wetlands (unless determined to be useable by the Planning Commission due to the addition of interpretive boardwalks/walkways, etc. provided in and through the wetland) and structures (Unless the structures are part of the open space i.e. gazebos, etc.).
 - 3. Such open space shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the PUD through covenant, deed restriction, open space easement, or similar legal instrument acceptable to the Township; or, if agreed to by governmental agency, the open space may be conveyed to a governmental agency for the use of the general public.

Sec. 22.3 *PERMITTED USES.*

Any use permitted by right or special land use in any District may be approved within a PUD.

Sec. 22.4 *PREAPPLICATION CONFERENCE.*

- A. A pre-application conference will be held with representatives from Georgetown Township for the purpose of exchanging information, providing guidance to the applicant and determining the eligibility of the request for consideration as a PUD.

- B. A request for a pre-application conference shall be made to the Zoning Administrator. As part of the pre-application conference, the applicant shall submit seven (7) copies of a conceptual plan, at least ten (10) days in advance of the pre-application conference, which shows the property location, boundaries, significant natural features, vehicular and pedestrian circulation, and land use(s) for the entire site.

- C. The Township shall advise the applicant of the conformance of the PUD concept with the intent and objectives of a PUD in the Township, whether it appears to qualify under the minimum requirements of Section 22.2, and whether the general concept appears to be substantially consistent with the Township's Master Plan. No formal action will be taken at a pre-application conference, nor will statements made at the pre-application conference be considered legally binding commitments.

Sec. 22.5 *PUD APPLICATION.*

A. *Preliminary Plan Application Requirements*

Following the pre-application conference, applicants seeking approval of a PUD District shall submit a complete application for review to the Zoning Administrator. When the Zoning Administrator determines the application to be complete, the PUD application will be sent to the Planning Commission for a workshop session, followed at a later date by a Planning Commission public hearing. Such application shall include the following (unless determined by the Zoning Administrator or Planning Commission to be unnecessary):

- 1. A completed application form and ten (10) copies of a preliminary development plan shall be provided to the Zoning Administrator. The preliminary plan shall contain the following site plan information:
 - a. The date, north arrow, and scale. The scale shall be not less than 1"=20' for property ten (10) acres and larger and at least 1"=200' for those 20 acres (20) acres or more.
 - b. The name and address of the firm responsible for the preparation of the site plan.
 - c. The name and address of the property owner(s) and petitioner(s).
 - d. Legal description of the PUD site.
 - e. The size (in acres) of the PUD site.
 - f. Property lines and proposed setbacks, shown and dimensioned.
 - g. A location sketch.
 - h. The location of all existing structures, driveways, and parking areas within 100' of the PUD site's boundaries.
 - i. The location and dimensions of all existing structures on the PUD site.
 - j. The location of all proposed structures on the PUD site. Realizing that

- this is preliminary, dimensions are not necessary until final approval.
- k. The location and dimension of proposed lots or ownership divisions.
 - l. The location, pavement width and right-of-way width of all abutting roads, streets, alleys or easements.
 - m. The existing zoning and use of all properties abutting and including the PUD site.
 - n. The location of all existing vegetation and the general location of all proposed landscape areas, berms, landscape islands and buffers, including any fence or wall areas.
 - o. The size and location of existing utilities, including a short narrative note on the site plan pertaining to the PUD's proposed utility needs and concepts.
 - p. The proposed location and estimated size(s) of all surface and subsurface water drainage facilities.
 - q. Existing topographic contours at a maximum of five (5) foot intervals. Conceptual topographic patterns for the PUD site shall also be provided, noting major earth moving and/or removal areas (realizing that each building receiving final PUD approval will be required to show actual topographic contours, both existing and proposed).
 - r. Location, type and size of areas to be dedicated for common open space.
 - s. Anticipated trash receptacle locations and method of screening.
 - t. Proposed streets, alleys, curb cuts, acceleration/deceleration lanes, curbed areas, service drives and parking lot locations, including traffic calming concepts, driving surface widths as required by the Ottawa County Road Commission's standards.
 - u. Proposed pedestrian sidewalk movements both within and off the PUD site. Sidewalks are required along all public roadways.
 - v. Proposed lighting concepts/styles and general location areas.
 - w. Proposed architectural style/design concepts that will be incorporated into final approval plans, including both buildings and structures (i.e. - gateways, fence/wall concepts, art work, etc.).
 - x. Proposed setbacks, lot widths, lot areas and building/structure heights.
 - y. Proposed uses to be included in the PUD project.
 - z. Floodplain areas. (Revised 6-27-2005)
2. **Fee:** Payment of a PUD fee, as established by the Township Board.
 3. **Narrative Statement:** A narrative statement describing:
 - a. The objectives of the PUD and how it relates to the Intent of the PUD District, as described in Section 22.1.
 - b. The relationship of the PUD to the qualifying conditions listed in Section 22.2.
 - c. Phases of development and approximate time frames for each phase, including anticipated start and completion dates of construction.
 - d. Proposed deed restrictions, covenants, or similar legal instruments to be used within the PUD.

Sec. 22.6 *PLANNING COMMISSION RECOMMENDATIONS.*

- A. Following notice, the Planning Commission shall hold a public hearing on the proposed PUD, for the purpose of receiving public comment on the PUD.

- B. Following the public hearing, the Planning Commission shall review the PUD request and preliminary development plan based on the conformance with the standards of Section 22.10; and shall make a recommendation to the Township Board to approve, approve with conditions, or deny the PUD rezoning request.
- C. In its recommendation to the Township Board, the Planning Commission shall include the reasons for such recommendation.

Sec. 22.7 TOWNSHIP BOARD ACTION.

- A. After receiving the recommendation of the Planning Commission, the Township Board shall hold a public hearing and review the application, including the preliminary development plan, the record of the Planning Commission proceedings and the recommendation. (revised 11/8/2010)
- B. The Township Board shall make its findings based on the standards approval of Section 22.10 as to approval, approval with conditions, or denial.
- C. An approval with conditions shall not be considered final (which means the rezoning is not final until such time) until the applicant submits a written acceptance of the conditions and all necessary revisions to the preliminary development plan to the Township Board.

Sec. 22.8 FINAL DEVELOPMENT PLAN APPLICATION.

- A. **Final Development Plan Approval Time Period – Single Phase:** Within twelve (12) months of the Township Board’s approval of the PUD preliminary plan and PUD rezoning, the applicant shall submit a request to the Zoning Administrator for final PUD approval. If the applicant fails to submit a request within twelve (12) months as stated above, then the preliminary site plan (not the PUD rezoning) shall be determined to be invalid.
- B. **Final Development Plan Approval Time Period – Dual or Multi Phased:** If the project includes phases, then the applicant must submit a request within twelve (12) months of the Township Board’s approval of the preliminary plan and PUD rezoning for final development plan approval of a phase. Following the final approval of the first PUD phase, the applicant must submit each subsequent phase within twenty-four (24) months of the approval date for the previous phase. If the applicant fails to submit the first phase within twelve (12) months or each subsequent phase within the twenty-four (24) month time period then the preliminary site plan incorporating all phases not already approved for final site plan shall be determined to be invalid.
- C. **Approval Time Extension:** Upon request to the Township Board and in accordance with Section 22.13, A, 1 and 2, the time frames may be extended for a reasonable period of time.

D. **Final Development Plan Application Requirements:** A final development plan application shall consist of the following (unless determined by the Zoning Administrator or Planning Commission to be unnecessary):

1. A completed application form, supplied by the Zoning Administrator.
2. Payment of a fee, as established by the Township Board.
3. A written response to the findings, review comments, and conditions, if any, from the Township Board's review and approval of the preliminary development plan and a narrative explanation of the changes made to the plan in response to those items.
4. A site plan containing all of the information required in this PUD Chapter and the following information shown below: (If the plan consists of phases, then the above-mentioned information is only required for the specific phase(s) being presented for final approval. Each subsequent phase shall be reviewed in the same manner).
 - a. The location and dimensions of all proposed structures and buildings on the PUD site.
 - b. The location of all proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks / pathways / bikepaths, curbing, parking areas (including the dimensions of a typical parking space and the total number of parking spaces to be provided), and unloading areas. Street names must also be included.
 - c. The location of all proposed signs and lighting, including the sizes and types.
 - d. The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.).
 - e. The location, type and size of all utilities and storm water drainage facilities, including fire protection, sanitary sewers, water services, etc.
 - f. Existing and proposed topographic contours at a maximum of three (3) foot intervals.
 - g. Elevation views of all proposed structures and floor plans for all multi-family residential dwelling units.
 - h. Proposed open space areas, including recreational amenities (playgrounds, etc.).
 - i. Floodplain areas. (Revised 6-27-2005)
5. The Planning Commission may request from the applicant any additional graphics or written materials, prepared by a qualified person or persons, to assist in determining the appropriateness of the site plan. Such material may include, but need not be limited to, aerial photography, photographs; traffic impacts; impact on significant natural features and drainage; soil tests; and other pertinent information.

Sec. 22.9 *PLANNING COMMISSION REVIEW OF FINAL DEVELOPMENT PLAN.*

- A. The Planning Commission shall review the final development plan in relation to its conformance with the preliminary development plan and any conditions of the PUD rezoning. If it is determined that the final plan is not in substantial conformance with the preliminary development plan, the review process shall be conducted as a preliminary development plan review, in accordance with the procedures of Sections 22.5 - 22.7 of this Ordinance.
- B. Planned Unit Developments, whether established as a single or multiphase development, shall reasonably accommodate for the intent of the PUD in each phase. If the proposed PUD appears to provide for phases that do not incorporate the intent of the proposed PUD, the Planning Commission may require bonding or other similar financial obligation, which shall be established in the PUD agreement. If a portion of the PUD intent it to provide for a variety of uses (i.e. - apartments and single family homes), then the proposed phasing schedule shall show how the development of these uses will be balanced in the phased development schedule.
- C. If the final development plan is consistent with the approved preliminary development plan, the Planning Commission shall review the final plan in accordance with the standards for approval in Section 22.10.
- D. The Planning Commission shall prepare a record of its findings and shall approve, approve with conditions, or deny the final development plan.
- E. Any regulatory modification from traditional district requirements shall be approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards. Regulatory modifications are not subject to variance approval of the Zoning Board of Appeals. No part of this PUD process of the approved site plans may be appealed to the Zoning Board of Appeals. This provision shall not preclude an individual residential lot owner from seeking a variance following final approval of the PUD, provided such variance does not involve alterations to open space areas as shown on the approved PUD site plan.
- F. A table shall be provided on the final site plan which specifically details all deviations from the established zoning area, height and setback regulations, off-street parking regulations, general provisions, or Township subdivision regulations which would otherwise be applicable to the uses and developments proposed in the absence of this PUD article and rezoning.

Sec. 22.10 *STANDARDS FOR APPROVAL (both preliminary and final).*

- A PUD shall be approved only if it complies with each of the following standards:
- A. The proposed PUD complies with all qualifying conditions of Section 22.2.

- B. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development.
- C. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community.
- D. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning.
- E. The proposed PUD meets all the site plan requirements of this Chapter, respective of being either a preliminary or final PUD request (Preliminary PUD's must meet Section 22.5, A and Final PUD's must meet Section 22.8, D.)

Sec. 22.11 PUD AGREEMENT.

- A. Prior to the issuance of any building permits or commencement of construction on any portion of the PUD, the applicant shall enter into an agreement with the Township in recordable form, setting forth the applicant's obligations with respect to the PUD.
- B. The agreement shall describe all improvements to be constructed as part of the PUD and shall incorporate, by reference, the final development plan with all required revisions, other documents which comprise the PUD, and all conditions attached to the approval by the Township Board.
- C. A phasing plan shall also be submitted describing the intended schedule for start and completion of each phase and the improvements to be undertaken in each phase.
- D. The agreement shall also establish the remedies of the Township in the event of default by the applicant in carrying out the PUD, and shall be binding on all successors in interest to the applicant.
- E. All documents shall be executed and recorded in the office of the Ottawa County Register of Deeds.

Sec. 22.12 CHANGES TO AN APPROVED PUD.

Changes to an approved PUD shall be permitted only under the following circumstances:

- A. **Notify Zoning Administrator:** The holder of an approved PUD final development plan shall notify the Zoning Administrator of any desired change to the approved PUD.
- B. **Minor Change Determination:** Minor changes may be approved by the Zoning Administrator upon determining that the proposed revision(s) will not alter the basic design and character of the PUD, nor any specified conditions imposed as part of the original approval. Minor changes shall include the following:
 - 1. Reduction of the size of any building and/or sign.
 - 2. Movement of buildings and/or signs by no more than ten (10) feet.
 - 3. Landscaping approved in the final development plan that is replaced by similar landscaping to an equal or greater extent.

4. Changes in floor plans, of up to five (5) percent of the total floor area, which do not alter the character of the use or increase the amount of required parking.
 5. Internal rearrangement of a parking lot that does not affect the number of parking spaces or alter access locations or design.
 6. Changes required or requested by the Georgetown Township, Ottawa County, and other State or Federal regulatory agency in order to conform to other laws or regulations.
- D. **Major Change Determination:** A proposed change not determined by the Zoning Administrator to be minor shall be submitted as an amendment to the PUD and shall be processed in the same manner as the original PUD application for the final development plan.

Sec. 22.13 *TIME LIMIT FOR APPROVED PUD DISTRICT.*

Each development shall be under construction within twelve (12) months after the date of approval of the PUD final development plan, except as noted in this Section.

- A. The Township Board may grant two extensions, each one (1) extension of up to an additional twelve (12) month period if the applicant applies for such extension prior to the date of the expiration of the PUD or PUD phase and provided that(revised 10/27/08):
 1. The applicant presents reasonable evidence that said development has encountered unforeseen difficulties beyond the control of the applicant; and
 2. The PUD requirements and standards, including those of the Zoning Ordinance and Master Plan that are reasonably related to said development have not changed.
- B. Should neither of the provisions of Section 22.13 A. be fulfilled, or an extension has expired without construction underway, the PUD preliminary plan approval(s) shall be null and void. This does not include any phases that may have received final PUD approval.
- C. Should the PUD district become null and void, the Township Board has the right to rezone the property back to the prior zoning classification(s) or to rezone it to any other zoning classification(s). If the property is not rezoned, then the subject property remains zoned as a PUD, but the preliminary or final PUD plans previously approved become null and void. In order to utilize the property as a PUD, an applicant would have to resubmit plans for preliminary and final PUD site plan approvals as stated in this Chapter, but would not require PUD rezoning action from the Board, unless the proposed PUD project includes different land uses than previous approved (i.e.- commercial versus residential).

Sec. 22.14 *OPTION FOR DEVELOPMENTS WITH MULTIPLE USES AND PHASES.*

At the discretion of the applicant and/or Township Board, there shall be an option available to include in the PUD Agreement the process phasing multiple uses and multiple phases into the overall development.



Create 3 Architecture, PLLC
645 Oakleigh NW
Grand Rapids, NW 49504

June 17, 2016

RE: P.P #70-14-26-200-077 located at 850 44th St., Planned Unit Development District Township, Ottawa County, Michigan, Architectural Narrative

Dear Mannette,

The Development Team worked thoroughly and diligently to present this project. Mr. Don DeGroot from Excell Engineering is developing a narrative describing the approach to the Site Design and Planning. Create 3 Architecture will develop this narrative to describe how the Development Team approached the Building Architecture, Massing and Materials for the Project in conjunction with Georgetown Township's Zoning and Contextualism, the Development Team's Business Approach, Architectural Vision and Aesthetics.

The central Building of this project for the development team is the Gas Station and Convenient Store. It is important that the Structure is prominent on the site and centrally located. Mr. DeGroot will discuss the Site Design of the surrounding property; nevertheless, it is important for the Development Team to have the business viability because of the Pump visibility off of both 44th Street and 8th Street. The Development Team, after much consternation, decided to stay with a flat roof on the pump canopy so that it is see through to the more interesting Architectural Buildings. Also according to the March 2, 2016 Planning Commission Meeting Minutes it states, *"The gas pump canopy may have a flat roof since the pumps would be in the interior of the site, as long as all the other buildings have peaked roof lines."* As the Planning Commission will see the rest of the Buildings have sloped roofs. Since the Pump Canopy will be as see through as possible the Gas Station/ Convenient Store was designed with extreme care. The Team took a different approach and developed a small

town, residential “Market” feel. The Team felt that as Greater Grand Rapids grows it was important that we keep a neighborhood approach. The Market was the perfect Architectural and Cultural niche to develop the central Building vision. The sloped Dutch-hip shingle roof, with metal roof accents, a mixture of horizontal and vertical siding, stone and masonry all present a neighborhood aesthetic that the Zoning Ordinance had envisioned. Small details such as the added dove cotes, cupolas, brackets and canopies also develop a human scale and quaintness that tones down the commercial aspect of the Building and bring about a neighborhood Market.

These elements give a coordinated and contextualized feel with the adjacent Dentist office and also put the best face of the Building toward 44th street as stated in Page 34 of the Master Plan General Land Use Policies

Planned unit developments shall be consistent with the intent of a PUD as listed in the Georgetown Township Zoning Ordinance, including to encourage innovation in land use and variety in design, to encourage useful open space, and to provide for enhanced site and building architectural features. Such developments shall provide innovation and desirable design elements. Although the intention is not to direct a developer toward any specific details, PUDs with uses other than solely single family residences shall, at a minimum, contain the following elements:

- An overall design theme with common coordinating architectural elements contained in all buildings and structures as well as signs, rooflines, forms and materials.*
- A coordinated color scheme and coordinated textures of materials.*
- Buildings and structures designed to provide the best or front face to any adjoining public streets.*

The 8th Avenue Retail Building is low and also has a sloped hipped roof. The Entry of the Retail space is located at the Northwest corner of the Building and is accentuated by a higher gable roof that is delicate with a shallow pitch. Brackets supports its overhangs. The Building has a mixture of masonry and siding which coordinate with the other Buildings within the PUD. Canopies also hang over the windows for added shadow and architectural interest. The Drive Thru Window is located on the East Elevation and is surrounded by masonry and covered with a canopy and gable to present an interesting façade but also to

provide an intimate experience for the User. The Window/ Glazing elements are placed in a rhythmic pattern at the interior public spaces of the Building.

The 44th Retail Building is also a low Building; however has a gable shingled roof. The Entry is located at the West Elevation and is accentuated by a higher and narrow tower feature with a metal roof. The Entry also has a detailed front Canopy element that reduces the height of the tower to human scale and reaches out toward the parking area. The Building is a gentle balance of masonry and board and batten siding that instills the residential and Market feel. The Window/ Glazing portion of the Building are, as the 8th Avenue Building, rhythmically patterned at the interior public spaces and are accentuated at the exterior with masonry. The Drive Thru Window is located on the North Elevation and is surrounded by masonry and covered with a canopy present an interesting façade but also to provide an intimate experience for the User. Again the Development Team felt strongly when redesigning and re-visioning the Project that the following would pertain:

As quoted from the March 2, 2016 Georgetown Planning Commission Meeting, *"The buildings, structures, signs, and standalone, objects shall be architectural(ly) similar with coordinating elements, though not necessarily exactly the same or identical.*

Sec.22.2 Qualifying Conditions.

Any development that fails to meet the following qualifying conditions, at a minimum, shall not be considered for the PUD District:

(F) Architecture: The PUD should provide for coordinated and innovative visually appealing architectural styles, building forms and building relationships.

Sincerely,

CREATE 3, PLLC

James J. Brodi, III

NCARB

NARRATIVE STATEMENT
44th Street / 8th Avenue – A Planned Unit Development
6/29/16

Project History: In February of 2015 DeVries Properties, Inc. and Dr. Lee received reinstatement of the overall preliminary PUD plan (originally approved in 2006) and final PUD approval of Dr. Lee's site. Since then Dr. Lee's Dental Office has been constructed.

Project Overview: The applicant, is under contract to purchase the portion of PUD property North of the existing drive that services the existing apartments. The request made as part of this application is to secure amended preliminary PUD approval of the plan as submitted. The plan calls for a mixed-use development of office, retail, restaurant, and residential which is consistent with the Township current master plan designation for the site, neighborhood service commercial (NS). Design standards used during the development of this plan are based on the township's requirements for neighborhood service commercial zoning.

PUD Intent: The proposed PUD would provide for flexibility in the regulation of land development and allow for the proposed innovation in land use design, layout, and structures. The PUD would allow us to achieve economy and efficiency in the use of land, provision of public services and utilities, and allow for preservation of useful open space. This proposed PUD will provide enhanced landscape features, open space seating areas, and architectural styles not commonly associated with commercial developments. If approved by the township, this planned development would provide unique living, working, and shopping environments in a first class mixed use setting. Development of this property under conventional zoning regulations would not allow for the interrelationship of uses, variety of spaces, nor the flexibility to accomplish the objectives listed above.

Acreage Requirement: Although the parcel of land is less than the normal twenty acres required for a PUD containing a mixture of residential and non-residential uses, the proposed residential component is minor (only nineteen apartments) and the proposed PUD substantially provides for the intent of a PUD as stated in the ordinance.

Utilities: This proposed PUD will be served by public water and sanitary sewer facilities. Storm water will be collected and managed as required by the Ottawa County Water Resources Commission utilizing on-site detention as well as the existing storm water management ponds adjacent to the subject parcel. Final engineering of all utilities will be provided and all required permits will be obtained prior to construction.

Land Ownership: The 2 parcels of land included in this PUD are both owned by entities of which Ed DeVries has legal interest in. The applicant is under contract to purchase the portion of the PUD development North of the existing drive.

Pedestrian Access: The proposed PUD provides safe, integrated, and abundant pedestrian access and movement within the PUD and to adjacent properties. In addition, the PUD proposes a continuous sidewalk along 8th Avenue.

Architecture: The PUD proposes uniquely innovative architectural styles and coordinated building relationships. Buildings will have visually appealing residential character with pitched roofs, awnings, and lower scale profiles.

Signage: One proposed ground monument sign will be located at the corner of 44th Street and 8th Avenue and one proposed sign South of the proposed 8th Avenue entrance. Locations of these sign sizes are indicated on the PUD Plan. Final details of these signs will be submitted prior to placement. These signs will be consistent and complement the architectural theme of the overall PUD. Proposed wall signs will comply with the current township standards. Waivers for sign placement, size and height, are being requested and are summarized at the end of this narrative.

Traffic: The proposed PUD provides safe and efficient vehicular movements into, within, and off of the PUD site. For ingress-egress, one full access exists along 44th Street and one is proposed on 8th Avenue with full turn movement in and right out only along 8th Avenue. In addition, the PUD integrates traffic calming techniques within the site such as landscaped parking lot islands, focal points, and pedestrian crosswalks. This further enhances vehicular/pedestrian safety and parking lot aesthetics.

Open Space: The proposed PUD development contains 105,750 sq. ft. (25%) of usable open space. The PUD clearly and substantially provides for the intent of a PUD as stated in the ordinance. Consistent with the PUD plan approved in 2006, any green space beyond 10' wide along the west boundary is included in the open space calculation. This PUD proposes lush landscaping that will be irrigated, and skillfully maintained during all seasons. Streetscapes along 8th Avenue and 44th Street will include gently rolling earth berms that are landscaped to help screen parking areas. In addition, pedestrian areas around buildings will include landscaping appropriate for continuous design in keeping with surrounding properties. Please refer the phasing/open space plan in the upper right hand corner of the plans for exact limits of the open space areas.

PUD Phases: The applicant intends to phase this project based on market demand. The next phase of this development will be the gas/convenience and possibly the 7 unit townhouse residential building (Building E) located along the golf course.

Deed Restrictions: None anticipated.

WAIVER REQUEST FROM PREVIOUS UNDERLYING NS ZONING – following are applicant's specific requests for waivers for the proposed PUD:

1. PUD Acreage – the PUD proposal includes a mixture of residential and non-residential uses that would normally require a 20 acre parcel. However, our residential component includes only 19 dwelling units which are located on a second level above a proposed retail center making it a minor component of the PUD. This residential area serves as a transitional land-use from the Eagle Nest Apartments to the proposed retail and restaurant uses. Based on the township ordinance, removing the residential component from the proposed PUD would reduce the required parcel size from 20 to 10 acres.

2. Building Setback – The setback of residential building “E” shows proposed setbacks of 20 feet. This waiver requested is justified since the dental office site was granted the same waiver. The overall setback of building “E” from the existing apartment building to the South is twice as large as the present setback between the apartment buildings in the complex to the South. The setback from the East property line of the adjacent apartment development varies from 40’ to 90’, with an average of 65’, this average is greater than the 50’ setback of the NS zone. This is also consistent with the requested waivers of the previously approved PUD.

3. Parking and Drive Setbacks –The amended PUD proposes a pavement setback adjacent to the existing carports ranging from 10 to 20 feet (25’ required per NS zone). This waiver request is consistent with the existing PUD plan. In this area the amended PUD provides an irrigated greenbelt landscaped with appropriate plantings on a rolling earth berm. Careful planning and design was considered with the amended PUD assuring a reasonable and sensitive buffer zone.

The parking and drive setbacks along 8th Ave. requires a waiver to allow an 80’ setback where the NS zone requires 90’. This waiver request is also consistent with the existing PUD plan.

4. Landscaping Along 44th Street and 8th Avenue – the PUD proposes the use of the Streetscape standard along 44th St. and 8th Ave. instead of the Greenbelt standard. The proposed Streetscape is requested due to the need for visibility of the commercial development along 44th St. and 8th Ave. Using the Greenbelt standard along these major roads would create a solid screen of evergreen trees and effectively eliminate visibility and hinder the success of the commercial development. To further offset this request, the average combined setback along 44th St. and 8th Ave. is greater than the required 90 foot setback. In addition, our proposed Streetscape standard includes a rolling earth berm, irrigated and manicured lawn and abundant trees to produce an aesthetically pleasing front yard landscape appropriate for this commercial development.

5. 44th Street Sidewalk – no sidewalk presently exists on the south side of 44th St. from 8th Ave. to Chicago Dr. Virtually the entire frontage is already developed and it seems very unlikely that the sidewalk would ever be constructed. Additionally, a bike path already exists on the north side that would allow pedestrians to walk to the development and it encourages them to cross at a controlled intersection (8th Ave. and 44th St.). Because an internal walk system is designed as part of the overall PUD to provide pedestrian access from 8th Ave. to the Gleneagle Condominiums, a separate walk along 44th St. is not warranted. The Township Board acknowledged this by granting a waiver in 2015 to the requirements of sidewalk along 44th St.

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Additionally, a bike path already exists on the north side that would allow pedestrians to walk to the development and it encourages them to cross at a controlled intersection (8th Ave. and 44th St.). Because an internal walk system is designed as part of the overall PUD to provide pedestrian access from 8th Ave. to the Gleneagle Condominiums, a separate walk along 44th St. is not warranted. The Township Board acknowledged this by granting a waiver in 2015 to the requirements of sidewalk along 44th St.

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44th STREET / 8th AVENUE PUD
SUMMARY OF REVISIONS TO PLAN
June 21, 2016

Based on numerous meetings and conversations with Township staff regarding the proposed amendment to the mixed use PUD and after review of the March 2, 2016 Planning Commission meeting minutes, the following summarizes the changes made to the layout from what was submitted February 1, 2016:

- Moved gas station/convenience store 83' South
- Moved fuel pumps 83' South
- Added retail/restaurant between 44th St. frontage and gas station/convenience store
- Reduce size of proposed bank/retail building
- Moved Northerly drive off 8th Ave 45' South
- Changed two office/residential buildings to three two-level townhomes
- Increased net open space from 23% to 25%

With these revisions, the applicant has adequately addressed the key issues of concern as outlined in the March 2 minutes, while still providing a practical functional gas station/convenience facility. Below please find a summary of the four major points (**bold**) as listed in the March 2 minutes, followed by a response (*italicized*) as to how this submittal addresses these points.

1. **In general, elevations for all proposed buildings, structures, signs and standalone objects contained within the PUD shall be submitted at the time a developer applies for preliminary PUD approval, realizing that the elevations are conceptual and that the buildings may change in size, shape, location and use. The buildings, structures, signs and standalone objects shall be architectural similar with coordinating elements, though not necessarily exactly the same or identical. After approved with the preliminary plan, this will provide a guide that is agreed upon by both the developer and the Township. This would prevent future misunderstandings and be available for future prospective entities who look to be located within the PUD. Since this development has already received preliminary PUD approval, the elevations for all proposed future buildings, structures, signs and standalone objects shall be submitted at the time any future final development plans are submitted to the Township for this PUD. The**

elevations for this PUD must contain similar rooflines that coordinate, but the architectural character need only coordinate and be similar, not identical.

The enclosed building elevations have been dramatically revised to be more sensitive to the first office building constructed in the development.

See June 17, 2016 letter from Create 3 Architecture, PLLC.

- 2. Interior pedestrian walkways shall be provided to connect the northwest corner of this site to the northeast corner for this site, even though the Township Board waived the requirement of sidewalks in the road right-of-way along 44th St. The walkway shall provide pedestrians access from the west to the east along 44th St. without having the pedestrians just use the parking areas.**

The alignment of the walks, as shown on the amended plan, provide for a safe walkable route for both the use of the condominium residences as well for those who work/live or use the services as offered in the PUD. This alignment moves pedestrian traffic away from the main drive off of 44th St. where drivers need to concentrate on the 44th St. traffic, which may distract them from being sensitive to the pedestrians crossing the drive.

- 3. For the layout and design of this site, gas pumps shall be aligned along the interior service drive and the buildings shall be located between the pumps and 44th St. and 8th Ave. The gas pumps shall be easily accessible to both 44th St. and 8th Ave. via the interior service drive and shall not front on 44th St. or 8th Ave. The use of the gas station was allowed in the motion for the preliminary development plan. The gas pump canopy may have a flat roof since the pumps would be in the interior of the site, as long as all the other buildings have peaked rooflines. The current layout shows poor planning with parking spaces located along this service drive by the entrances because vehicles would be forced to back out into oncoming traffic entering the site and using the service drive. In addition, the current layout shows poor planning with vehicles entering from 8th Ave. maneuvering through two building to get to the gas pumps.**

Understanding the desire of the Township staff and planning commission to have the pumps not front on 8th Ave. or 44th St. the applicant needs to balance that request with the requirement from a business stand point of leaving the pumps to the North of the convenience building. To help address this balance, the following changes have been made:

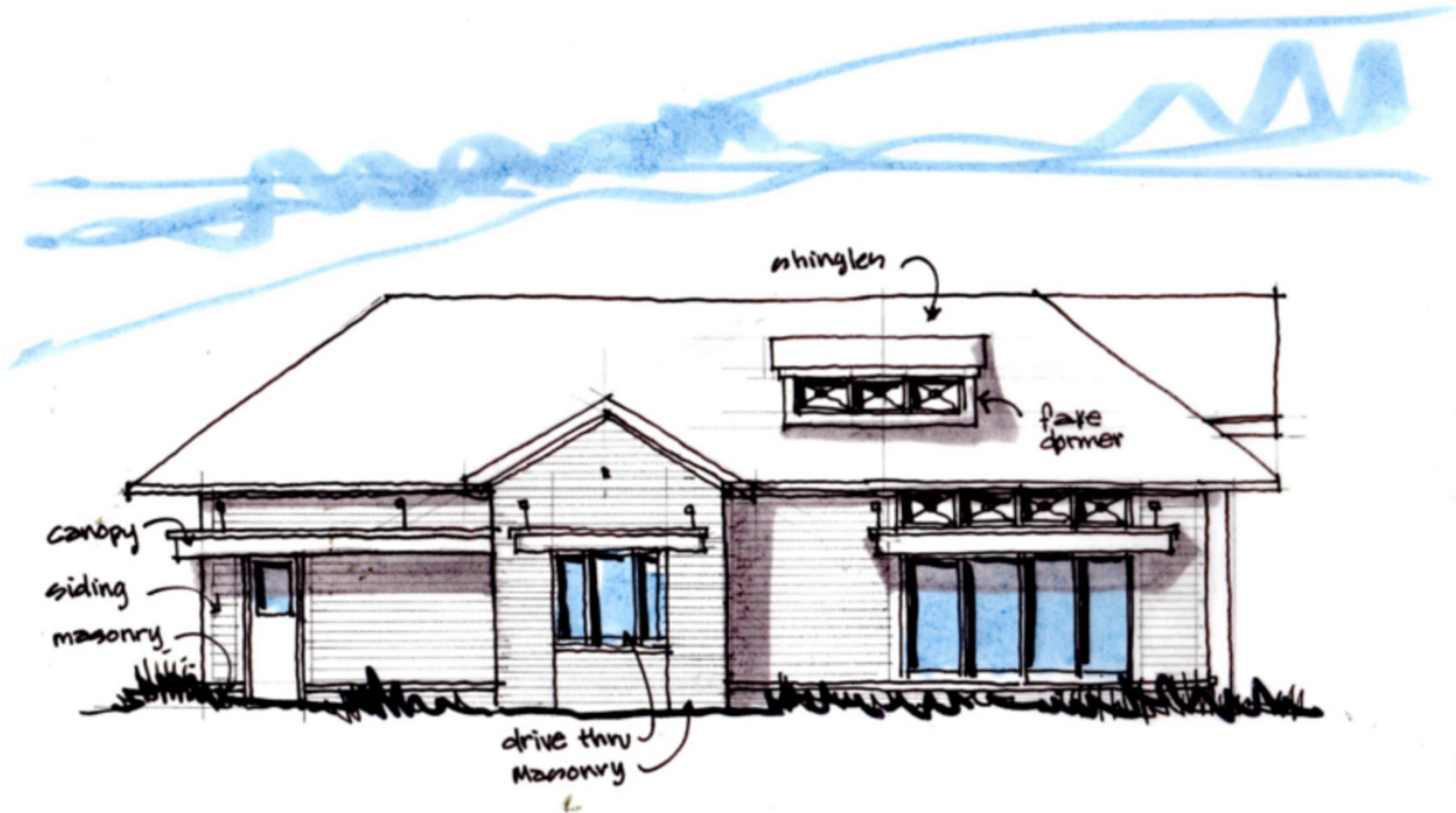
- More property is under contract with the property owner that has allowed the gas station/convenience and pumps to move significantly South.*
- A building has been added (Building D) along the 44th St. frontage. Both the portion of this building as well as Building C that front on 44th St. and 8th Ave.*

have excellent curb appeal. Improving the building elevations and placing them where shown essentially puts the pumps on the interior of the site.

- *Drives have been widened in areas where heavier traffic might be expected and to provide for better traffic flow.*

4. The open space shall be useable with amenities, as required in the ordinance, and not just grassed areas.

Open spaces to be connected by interior pedestrian walkways. The large open spaces adjacent to the proposed 2-level townhomes, located South of the gas station/convenience store and bank/retail, to be common open space. Specific design to be submitted with final PUD plans.



616.532.2590

e

enterprise gas & retail

8th street retail store

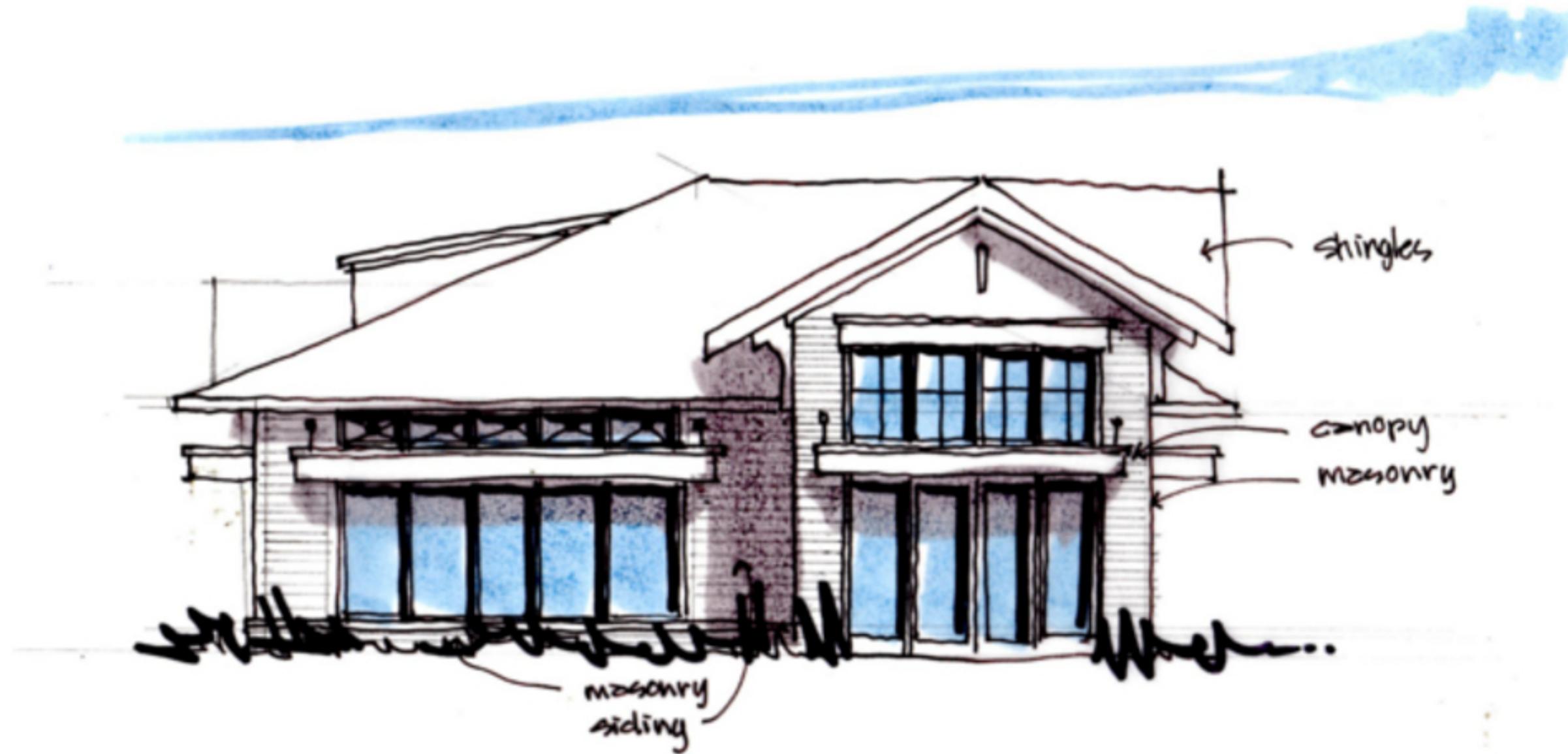
east elevation



Create 3 Architecture

616.734.9314

www.create3architecture.com



616.532.2590

e

enterprise gas & retail

8th street retail store

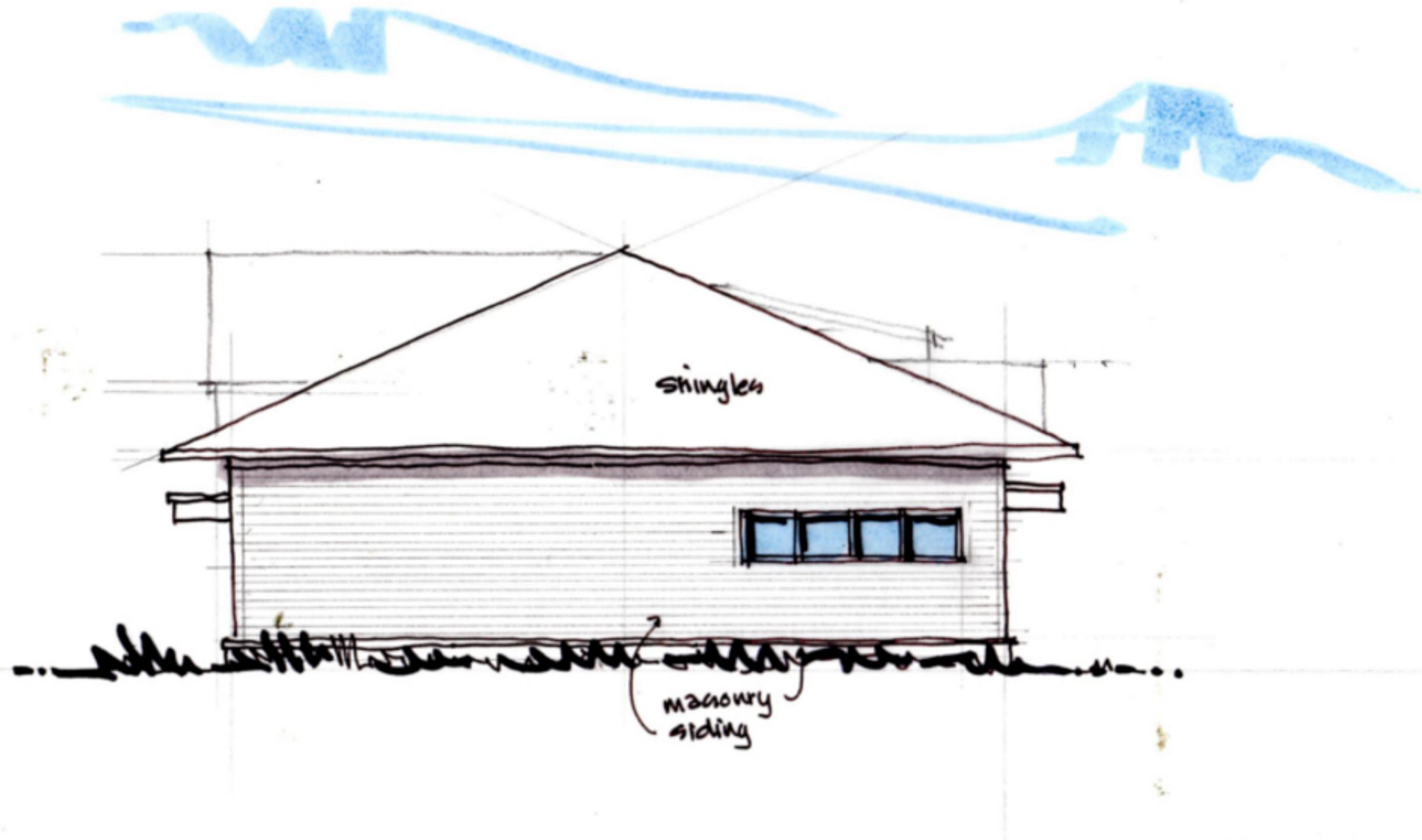
north elevation



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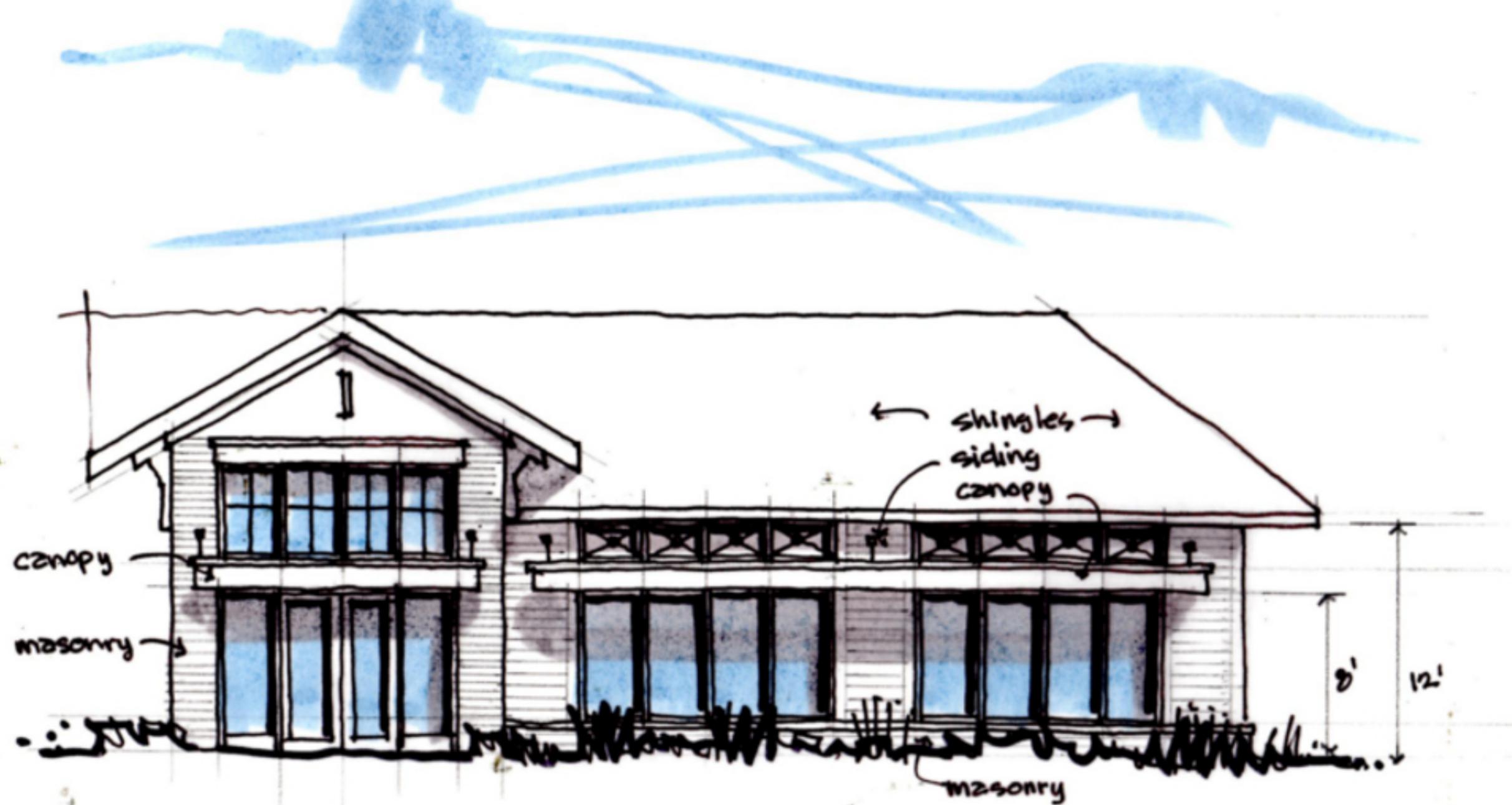
enterprise gas & retail

8th street retail store

south elevation



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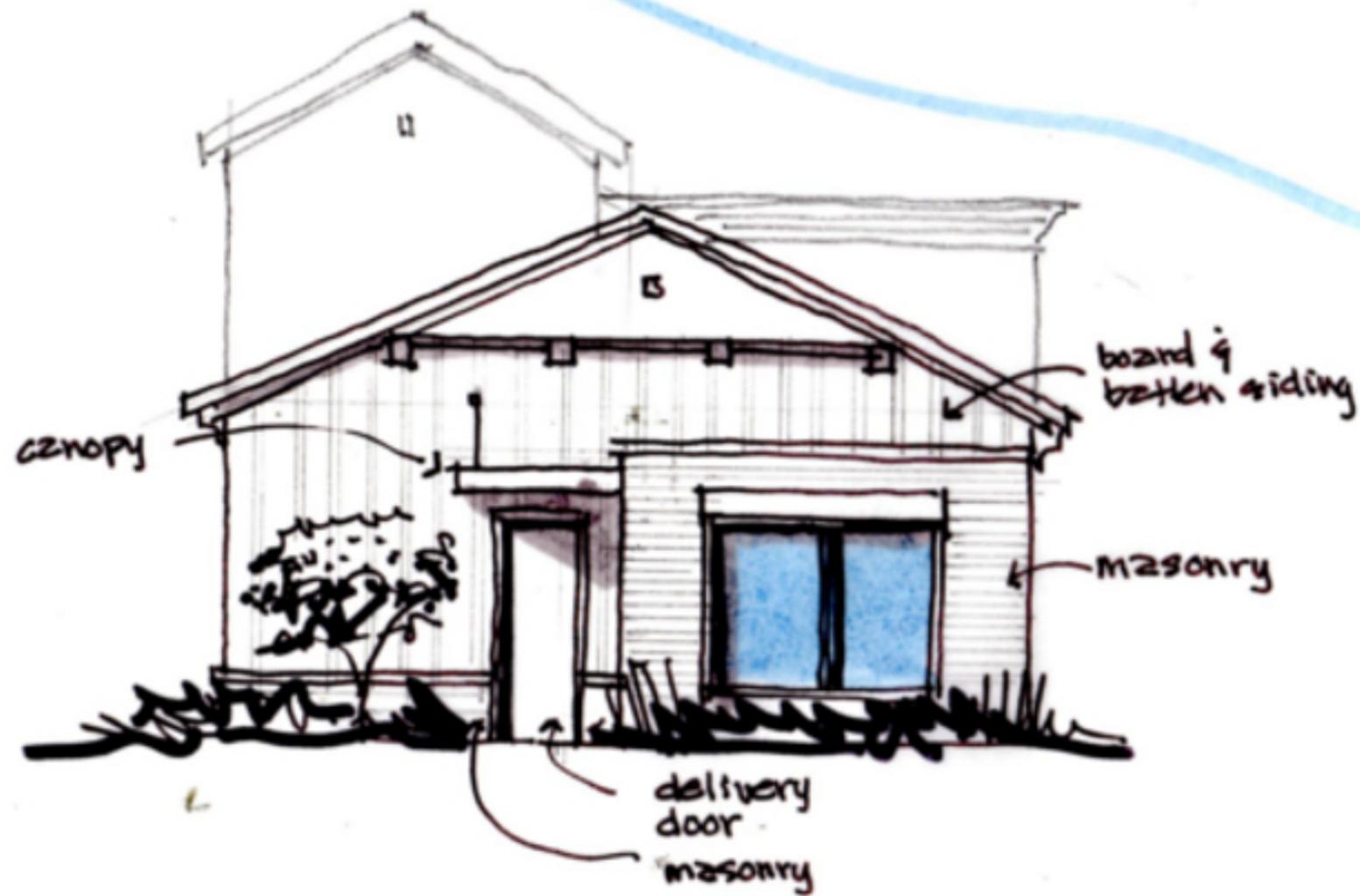
enterprise gas & retail

8th street retail store

west elevation



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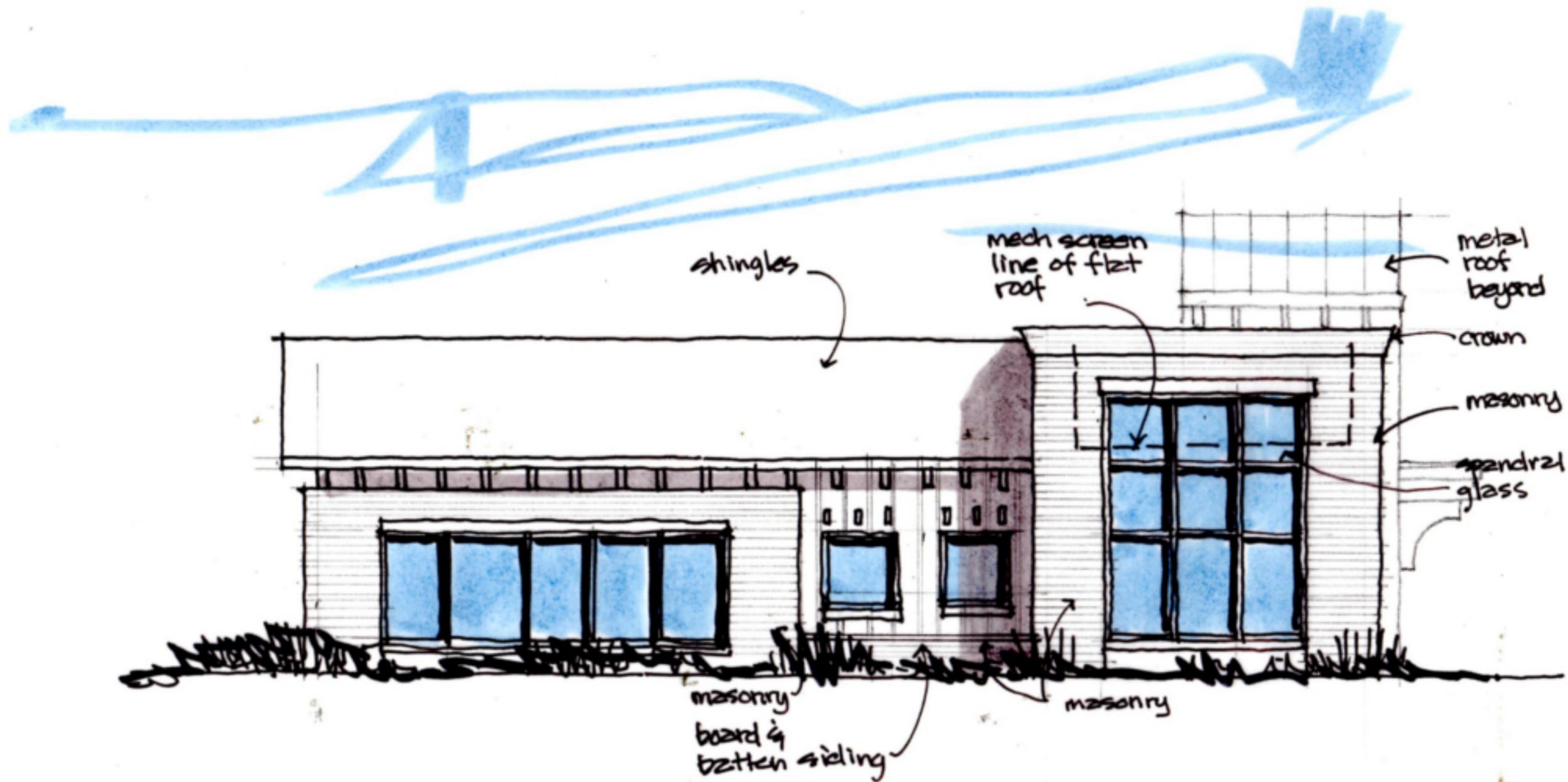
enterprise gas & retail

44th street retail

east elevation



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enterprise gas & retail

44th street retail

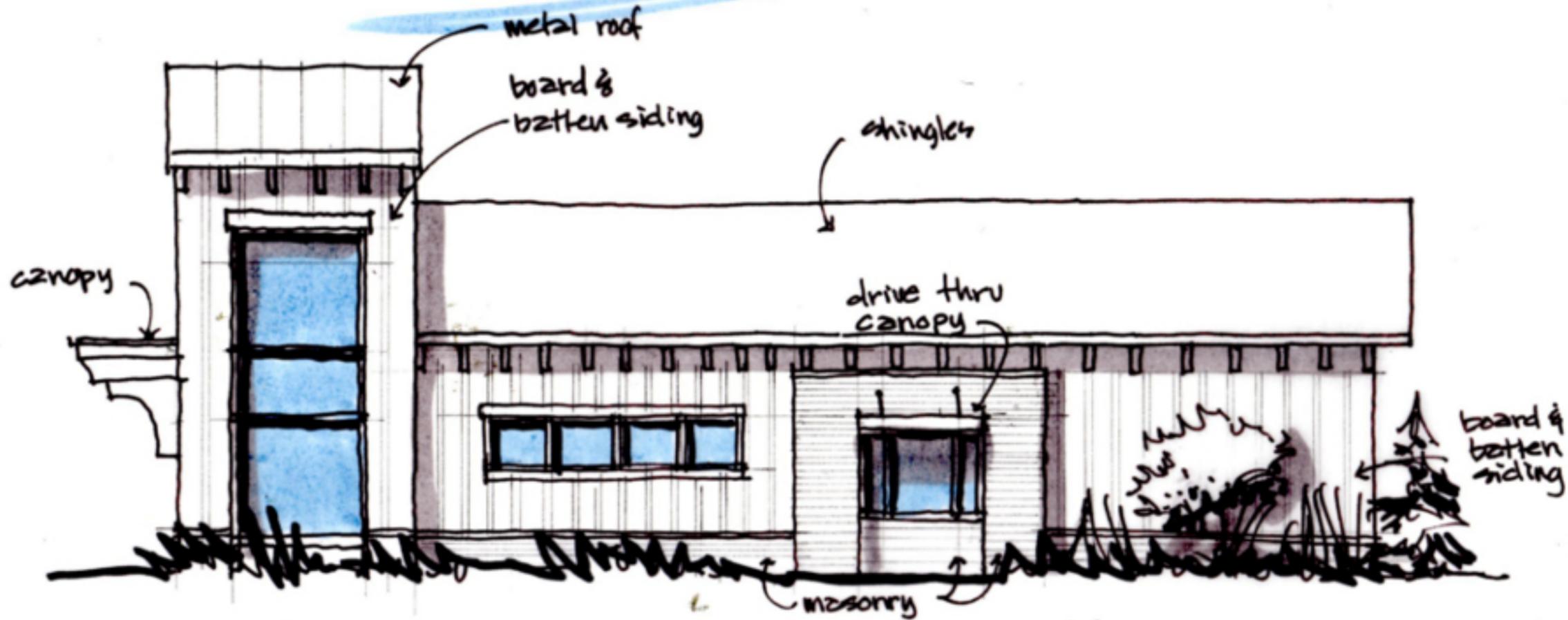
north elevation



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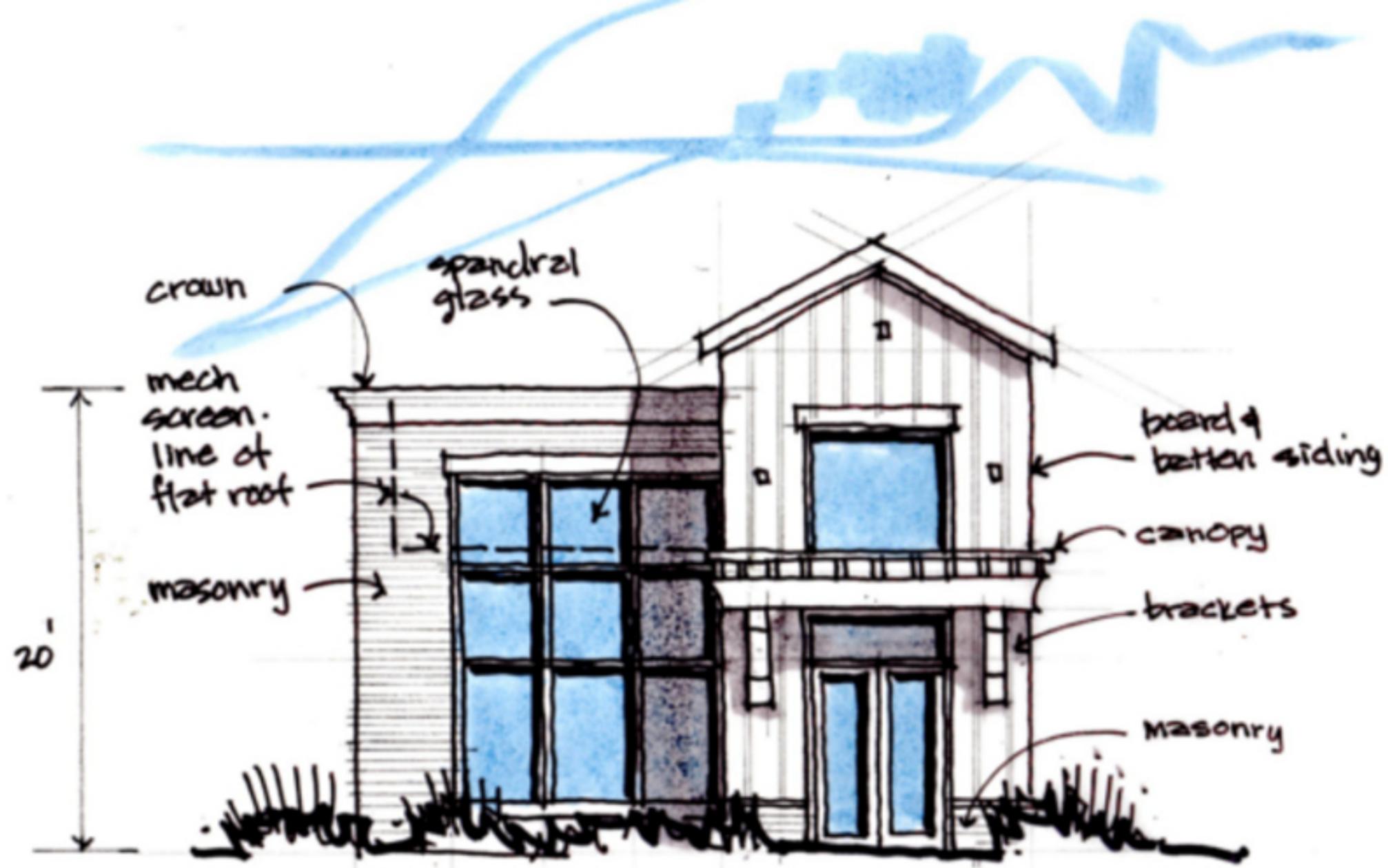
44th street retail

south elevation



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enterprise gas & retail

44th street retail

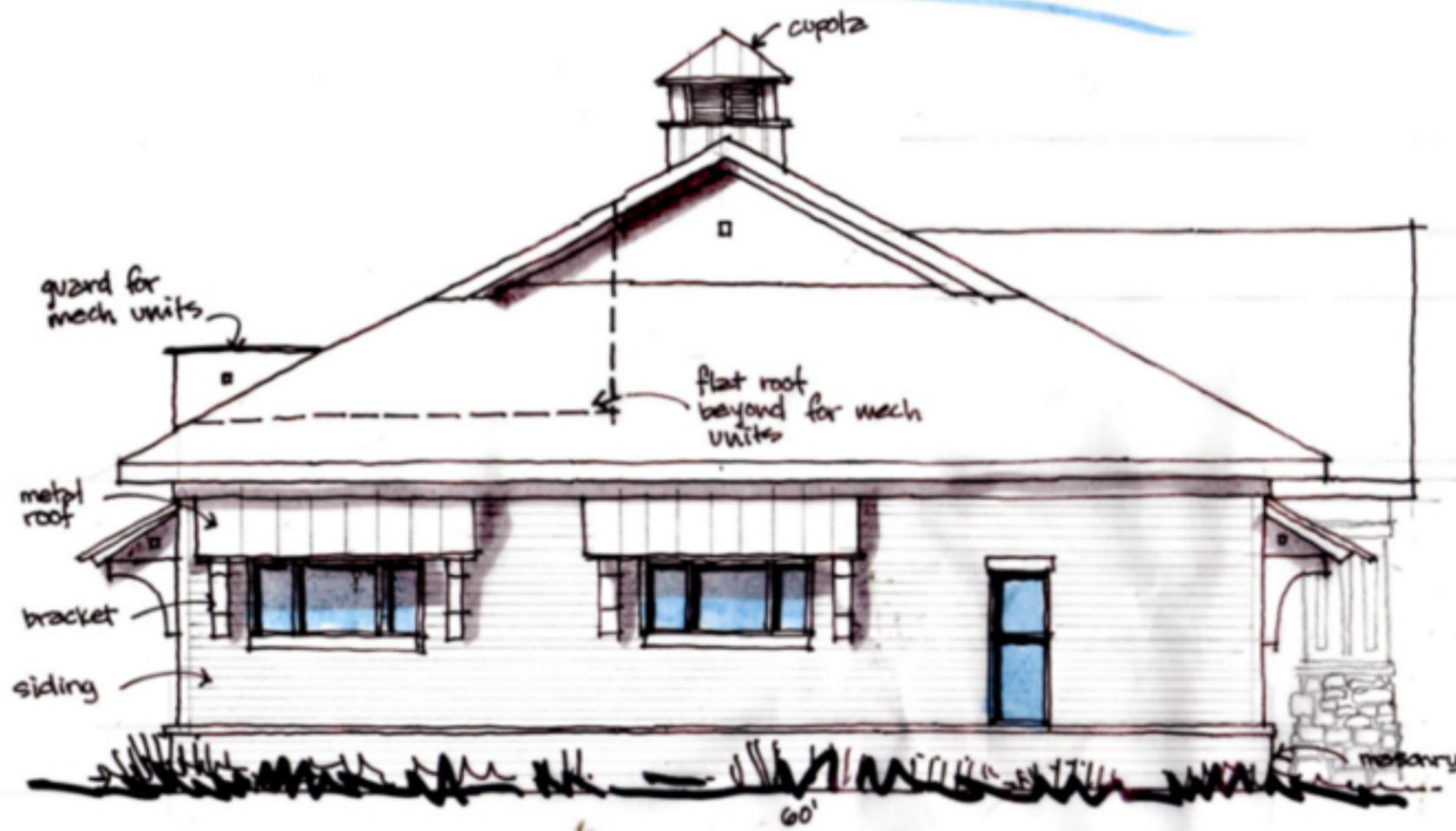
west elevation



Create 3 Architecture

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616.532.2590

e

enterprise gas & retail

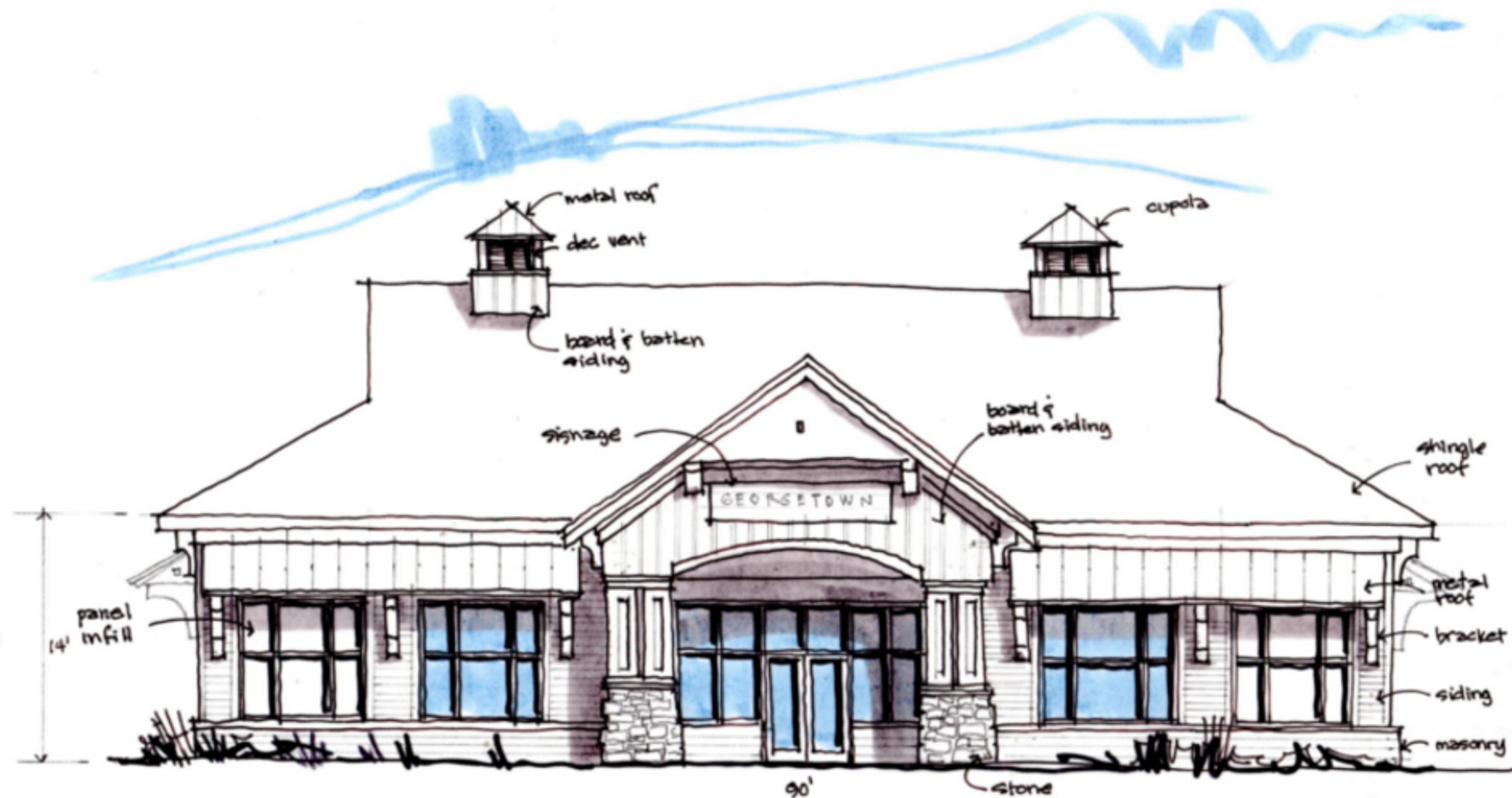
gas station

east elevation



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616.532.2590

e

enterprise gas & retail

gas station

north elevation



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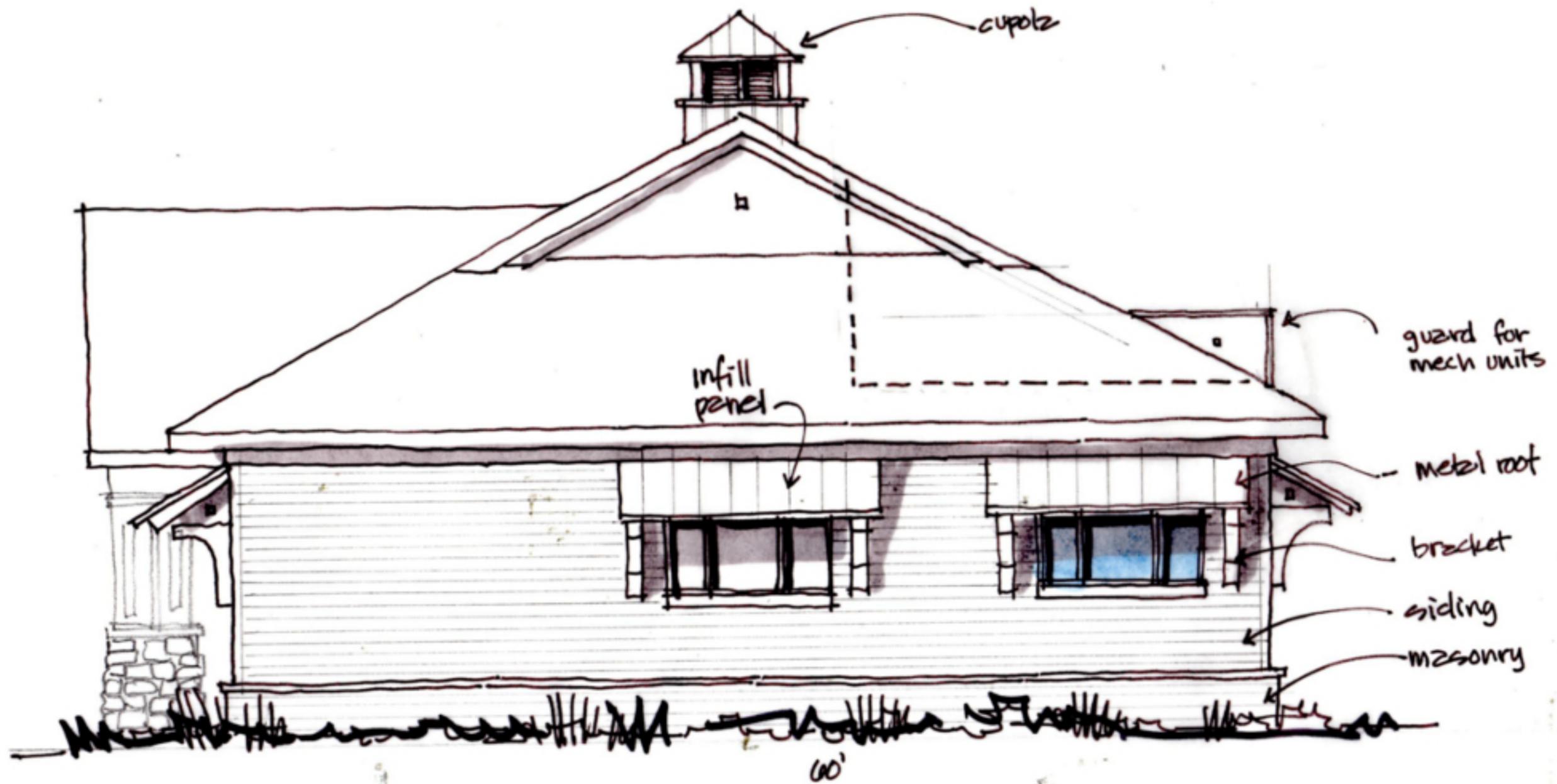
616.532.2590

e

enterprise gas & retail
 gas station
 south elevation



Create 3 Architecture
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enterprise gas & retail

gas station

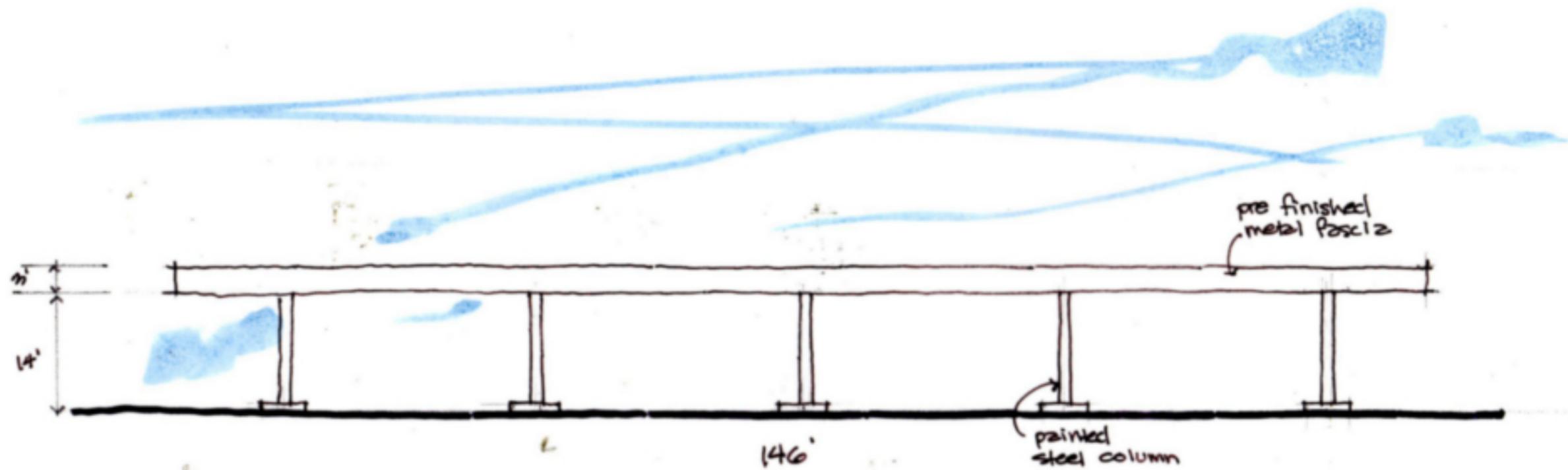
west elevation



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