

**AREA TO BE REZONED LDR**

4577 BAUER ROAD  
 PP# 70-14-07-100-003  
 (30 ACRES±)  
 CURRENT ZONE:  
 AGRICULTURAL (AG)  
 FUTURE LAND USE:  
 LOW DENSITY RESIDENTIAL (LDR)

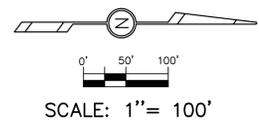
**AREA TO BE REZONED LDR**

4471 BAUER ROAD  
 PP# 70-14-07-100-014  
 (30 ACRES±)  
 CURRENT ZONE:  
 AGRICULTURAL (AG)  
 FUTURE LAND USE:  
 LOW DENSITY RESIDENTIAL (LDR)

REZONING DESCRIPTION:  
**PP# 17-14-07-100-003**  
 W 1/2 OF E 1/2 OF NW FRL 1/4 EXC N 496 FT, ALSO EXC COM 856 FT W OF CEN 1/4 COR OF SEC. TH N 0D45M E 407 FT, W 200 FT, S 0D45M W 407 FT, E 200 FT TO BEG ALSO EXC S 50 FT FOR R/W. SEC 7 T6N R13W

**PP# 17-14-07-100-014**  
 E 1/2 OF E 1/2 OF NW FRL 1/4 EXC N 496 FT, ALSO EXC S 183 FT OF E 233 FT, ALSO EXC E 10 FT OF NW FRL 1/4 EXC S 183 FT & ALSO EXC N 496 FT, ALSO EXC S 50 FT FOR RD R/W. SEC 7 T6N R13W

LDR ZONING REQUIREMENTS:  
 FRONT YARD SETBACK: 40' MIN.  
 SIDE YARD SETBACK: 10' MIN. (20' TOTAL)  
 REAR YARD SETBACK 40' MIN.  
 LOT WIDTH: 85' MIN.  
 LOT AREA: 11,475 S.F. MIN.  
 MAX LOT COVERAGE: 30%



<b>REZONE MAP – BAUER ROAD</b>			
<b>48TH AVENUE PROJECT</b>			
FOR: KOETJE BUILDERS ATTN: RANDY KOETJE 547 BALDWIN STREET JENISON, MI 49428 PART OF THE NE 1/4, SECTION 7, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN			
		DRAWN BY: CJK APPROVED BY: TRS FILE NO.: 211974E	PROJ. ENG.: TRS PROJ. SURV.: TRS DATE: 11/05/2025
		SHEET 1 of 1	

P:\Projects\2021\11974E\Drawings\211974E.dwg, REZONE-BAUER, 11/7/2025 9:32:40 AM, cjkwell