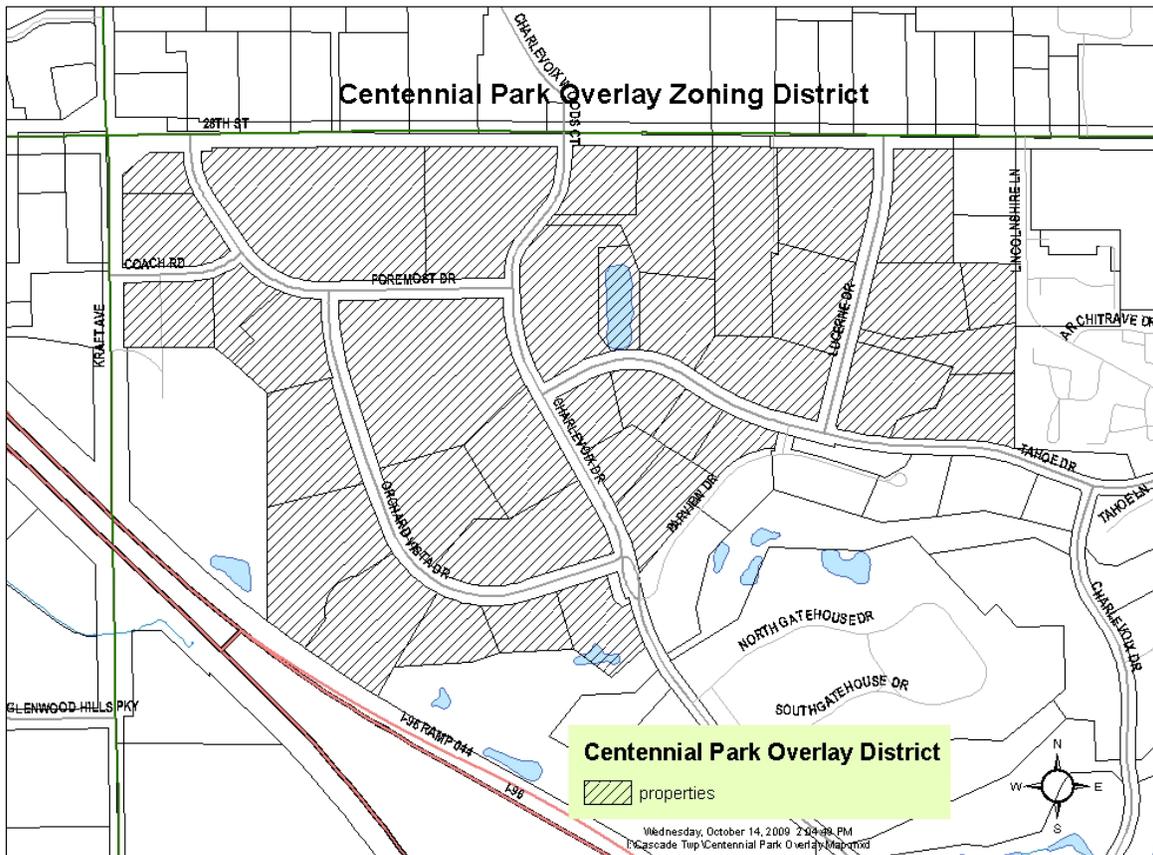


ORDINANCE 7 OF 2010

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE CENTENNIAL PARK OVERLAY ZONE DISTRICT

CASCADE CHARTER TOWNSHIP ("Township") ORDAINS:

SECTION I. LEGAL DESCRIPTION.



The Legal Description of the area of Cascade Charter Township subject to the Centennial Park Overlay Zone District is as follows:

1. LOT 21 * FOREMOST CENTENNIAL PARK NO.2
2. PART NW 1/4 COM 259.31 FT S 0D 00M 00S ALONG W SEC LINE FROM NW COR OF SEC & 60.0 FT 90D 00M 00S E FROM W SEC LINE TH 90D 00M 00S E 305.63 FT TO WLY LINE OF FOREMOST DR /66 FT WIDE/ TH SELY ALONG WLY LINE OF SD DR 317.51 FT TO NLY LINE OF CON- STANCE DR /66 FT WIDE/ TH SWLY W ALONG NLY LN OF SD DR 487.89 FT TO A PT 60.0FT 90D 00M 00S E FROM W SEC LN TH N 0D 00M 00S 332.69 FT TO BEG * SEC 17 T6N R10W 3.00 A.

3. PART OF LOT 22 OF FOREMOST CENTENNIAL PARK NO.2 & PART OF NW 1/4 OF SEC 17 T6N R10W DESC AS COM AT MOST NLY COR OF SD LOT 22 TH SELY 214.43 FT ALONG SLY LINE OF FOREMOST DR TH S 46D 59M 10S W 231.21 FT TH S 42D 49M 44S E 83.0 FT TH S 46D 59M 10S W 135.45 FT TO A LINE BEARING S 49D 54M 05S E FROM SE COR OF LOT 21 OF SD PLAT TH N 49D 54M 05S W 96.37 FT TO SD SE COR TH NLY ALONG W LINE OF LOT 22 TO S LINE OF COACH RD TH NELY ALONG S LINE OF SD RD TO BEG *
4. LOTS 17 18 & 19 * FOREMOST CENTENNIAL PARK NO.2
5. PART OF LOT 24 COM 286.87 FT N 56D 00M 00S E ALONG SELY LINE OF SD LOT FROM MOST SLY COR OF SD LOT TH NELY 124.72 FT ALONG A 175 FT RAD CURVE TO RT /LONG CHORD BEARS N 56D 00M 00S E 122.10 FT/ TH S 56D 00M 00S W ALONG SELY LINE OF SD LOT 122.10 FT TO BEG ALSO LOT 25 EX COM AT MOST WLY COR OF SD LOT TH N 56D 00M 00S E ALONG NWLY LINE OF SD LOT 286.87 FT TH SWLY 120.75 FT ALONG A 175 FT RAD CURVE TO LT /LONG CHORD BEARS S 15D 49M 00S W 118.37 FT/ TH S 27D 00M 00S W 157.90 FT TO SWLY LINE OF SD LOT TH NWLY 163.68 FT ALONG SWLY LINE OF SD LOT ON A 5626.58 FT RAD CURVE TO RT /LONG CHORD BEARS N 54D 52M 45S W 163.68 FT/ TO BEG * FOREMOST CENTENNIAL PARK NO.2
6. LOT 23 * FOREMOST CENTENNIAL PARK NO.2
7. 411917104007 LOT 26 EX COM AT SWLY COR OF SD LOT TH N 42D 24M 15S E ALONG W LINE OF SD LOT 419.58 FT TO NELY LINE OF SD LOT TH S 32D 45M 45S E ALONG SD ELY LINE 152.0 FT TH N 89D 29M 31S W 154.10 FT TH S 33D 49M 29S W 274.34 FT TO SLY LINE OF SD LOT TH NWLY 73.53 FT ALONG SD SLY LINE ON A 419.67 FT RAD CURVE TO RT /LONG CHORD BEARS N 52D 40M 00S W 73.44 FT/ TO BEG ALSO LOT 30 * FOREMOST CENTENNIAL PARK NO.2 SPLIT ON 03/10/2006 FROM 41-19-17-104-002, 41-19-17-104-003, 41-19-17-104-004;
8. PART OF LOT 5 COM AT MOST WLY COR OF SD LOT TH N 59D 44M 15S E ALONG NLY LINE OF SD LOT 153.25 FT TH NELY 107.51 FT ALONG NLY LINE OF SD LOT ON A 387.0 FT RAD CURVE TO RT /LONG CHORD BEARS N 67D 41M 45S E 107.16 FT/ TH S 14D 20M 45S E 257.45 FT TO SELY LINE OF SD LOT TH S 59D 44M 15S W ALONG SD SELY LOT LINE 188.78 FT TO SWLY COR OF SD LOT TH N 30D 15M 45S W ALONG SWLY LINE OF SD LOT 262.42 FT TO BEG * FOREMOST CENTENNIAL PARK NO.1
9. PART OF LOT 6 COM 271.12 FT SLY ALONG WLY LOT LINE FROM MOST WLY COR THEREOF TH NWLY ALONG WLY LOT LINE 271.12 FT TH NELY ALONG NLY LOT LINE 233.74 FT TH SELY ALONG NELY LOT LINE 171.70 FT TH SWLY 344.43 FT TO BEG * FOREMOST CENTENNIAL PARK NO.1
10. LOT 10 * FOREMOST CENTENNIAL PARK NO.1
11. LOT 20 * FOREMOST CENTENNIAL PARK NO.2
12. LOT 1 * FOREMOST CENTENNIAL PARK NO.1
13. LOTS 15 & 16 * FOREMOST CENTENNIAL PARK NO.2
14. PART NW 1/4 COM 199.17 FT ELY ALONG SLY LINE OF ORCHARD VISTA DR /86 FT WIDE/ FROM MOST ELY COR OF LOT 25 OF FOREMOST CENTENNIAL PARK NO.2 TH S 18D 00M 00S E 217.20 FT TH N 87D 19M 52S E 323.94 FT TH N 18D 11M 41S W 265.0 FT TO SLY LINE OF SD DR TH WLY ALONG SLY LINE OF SD DR TO BEG * SEC 17 T6N R10W 1.77 A.
15. LOT 24 EX COM 286.87 FT N 56D 00M 00S E ALONG SELY LINE OF SD LOT FROM MOST SLY COR OF SD LOT TH NELY 124.72 FT ALONG A 175 FT RAD CURVE TO RT /LONG CHORD BEARS N 56D 00M 00S E 122.10 FT/ TH S 56D 00M 00S W ALONG SELY LINE OF SD LOT 122.10 FT TO BEG ALSO PART OF LOT 25 COM AT MOST WLY COR OF SD LOT TH N 56D 00M 00S E ALONG NWLY LINE OF SD LOT 286.87 FT TH SWLY 120.75 FT ALONG A 175 FT RAD CURVE TO LT /LONG CHORD BEARS S 15D 49M 00S W 118.37 FT/ TH S 27D 00M 00S W 157.90 FT TO SWLY LINE OF SD LOT TH NWLY 163.68 FT ALONG SWLY LINE OF SD LOT ON A 5626.58 FT RAD CURVE TO RT /LONG CHORD BEARS N 54D 52M 45S W 163.68 FT TO BEG * FOREMOST CENTENNIAL PARK NO.2
16. LOT 29 * FOREMOST CENTENNIAL PARK NO.2
17. LOT 28 * FOREMOST CENTENNIAL PARK NO.2
18. PART LOT 7 COM AT NW COR THEREOF TH SELY ALONG S LINE OF TAHOE DR /86 FT WIDE/ 200.04 FT TH S 31D 13M 33S W 252.23 FT TO SLY LINE OF SD LOT TH NWLY ALONG SD S LINE 200.05 FT TO SW COR OF LOT 7 TH NELY ALONG WLY LOT LINE 254.62 FT TO BEG * FOREMOST CENTENNIAL PARK NO.1

19. LOT 5 EX COM AT MOST WLY COR OF SD LOT TH N 59D 44M 15S E ALONG NLY LINE OF SD LOT 153.25 FT TH NELY 107.51 FT ALONG NLY LINE OF SD LOT ON A 387.0 FT RAD CURVE TO RT /LONG CHORD BEARS N 67D 41M 45S E 107.16 FT/ TH S 14D 20M 45S E 257.45 FT TO SELY LINE OF SD LOT TH S 59D 44M 15S W ALONG SD SELY LOT LINE 188.78 FT TO SWLY COR OF SD LOT TH N 30D 15M 45S W ALONG SWLY LINE OF SD LOT 262.42 FT TO BEG * FOREMOST CENTENNIAL PARK NO.1
20. LOT 11 * FOREMOST CENTENNIAL PARK NO.1 ALSO SLY 45 FT OF LOT 12 EX W 30 FT AMENDED PLAT OF LOT 12 OF THE PLAT OF FOREMOST CENTENNIAL PARK NO 1
21. PART OF LOTS 2 3 & 4 COM AT SW COR OF LOT 4 TH NLY ALONG WLY LINES OF SD LOTS TO NW COR OF LOT 2 TH E ALONG N LINE OF LOT 2 TO NE COR THEREOF TH SELY ALONG ELY LINE OF SD LOT 94.08 FT TH W PAR WITH N LINE OF SD LOT 133.0 FT TH S 378.24 FT TH SELY 93.47 FT TO A PT ON SLY LINE OF LOT 4 WHICH IS 323.04 FT ELY ALONG SLY LOT LINE FROM BEG TH WLY ALONG SLY LOT LINE 323.04 FT TO BEG * FOREMOST CENTENNIAL PARK NO.1
22. PART OF LOT 22 OF FOREMOST CENTENNIAL PARK NO.2 & PART OF NW 1/4 OF SEC 17 T6N R10W DESC AS COM 214.43 FT SELY ALONG SLY LINE OF FOREMOST DR FROM MOST NLY COR OF SD LOT 22 TH S 46D 59M 10S W 231.21 FT TH S 42D 49M 44S E 83.0 FT TH S 46D 59M 10S W 135.45 FT TO A LINE BEARING S 49D 54M 05S E FROM SE COR OF LOT 21 OF SD PLAT TH S 49D 54M 05S E 208.51 FT TO W LINE OF LOT 22 OF SD PLAT TH S TO MOST SLY COR OF SD LOT 22 TH E TO MOST ELY COR OF LOT 22 TH NLY ALONG ELY LINE OF LOT 22 TO SLY LINE OF FOREMOST DR TH WLY ALONG SLY LINE OF SD DR TO BEG *
23. LOT 8 * FOREMOST CENTENNIAL PARK NO.1
24. PART NW 1/4 COM AT MOST ELY COR OF LOT 25 OF FOREMOST CENTENIAL PARK NO.2 TH ELY 199.17 FT ALONG SLY LINE OF ORCHARD VISTA DR /86 FT WIDE/ TH S 18D 00M 00S E 217.20 FT TH S 72D 00M 00S W 119.68 FT TH S 84D 00M 00S W TO ELY LINE OF SD LOT TH NELY TO BEG * SEC 17 T6N R10W 1.94 A.
25. PART OF NW 1/4 COM AT N 1/4 COR TH S 89D 34M 15S W ALONG N SEC LINE 255.57 FT TH S 0D 00M 00S 2221.94 FT TO A PT ON W LINE OF CHARLEVOIX DR /66 FT WIDE/ & BEG OF THIS DESC - TH S 65D 40M 00S W 138.54 FT TH N 79D 00M 00S W 199.63 FT TH N 18D 11M 41S W 265.0 FT TO SLY LINE OF ORCHARD VISTA DR /86 FT WIDE/ TH N 71D 48M 19S E ALONG SLY LINE OF SD DR 244.0 FT TH S 18D 11M 41S E 110.0 FT TH S 47D 00M 00S E 39.77 FT TH N 75D 00M 00S E 40.26 FT TO W LINE OF CHARLEVOIX DR TH SELY 200.98 FT ALONG W LINE OF SD DR ON A 1016.03 FT RAD CURVE TO LT /LONG CHORD BEARS S 20D 40M 00S E 200.65 FT/ TO BEG * SEC 17 T6N R10W 2.12 A.
26. 411917104006 THAT PART OF LOT 26 FOREMOST CENTENNIAL PARK NO.2 DESC AS COM AT SWLY COR OF SD LOT TH N 42D 24M 15S E ALONG W LINE OF SD LOT 419.58 FT TO NELY LINE OF SD LOT TH S 32D 45M 45S E ALONG SD NELY LINE 152.0 FT TH N 89D 29M 31S W 154.10 FT TH S 33D 49M 29S W 274.34 FT TO SLY LINE OF SD LOT TH NWLY 73.53 FT ALONG SD SLY LINE ON A 419.67 FT RAD CURVE TO RT /LONG CHORD BEARS N 52D 40M 00S W 73.44 FT/ TO BEG ALSO LOT 27 * FOREMOST CENTENNIAL PARK NO.2 SPLIT ON 03/10/2006 FROM 41-19-17-104-002, 41-19-17-104-003, 41-19-17-104-004;
27. LOT 9 * FOREMOST CENTENNIAL PARK NO.1
28. LOT 6 EX COM 271.12 FT SLY ALONG WLY LOT LINE FROM MOST WLY COR THEREOF TH NWLY ALONG WLY LOT LINE 271.12 FT TH NELY ALONG NLY LOT LINE 233.74 FT TH SELY ALONG NELY LOT LINE 171.70 FT TH SWLY 344.43 FT TO BEG * FOREMOST CENTENNIAL PARK NO.1
29. LOT 7 EX COM AT NW COR THEREOF TH SELY ALONG S LINE OF TAHOE DR /86 FT WIDE/ 200.04 FT TH S 31D 13M 33S W 252.23 FT TO SLY LINE OF SD LOT TH NWLY ALONG SD S LINE 200.05 FT TO SW COR OF LOT 7 TH NELY ALONG WLY LOT LINE 254.62 FT TO BEG * FOREMOST CENTENNIAL PARK NO.1
30. W 250 FT OF N 871.2 FT OF W 1/2 NE 1/4 * SEC 17 T6N R10W 5.00 A. ALSO W 30 FT OF LOT 12 * FOREMOST CENTENNIAL PARK NO.1
31. LOT 12 EX W 30 FT & EX SLY 45 FT OF REMAINDER * FOREMOST CENTENNIAL PARK NO.1
32. PART OF W 1/2 NE 1/4 COM AT SE COR OF LOT 14 OF FOREMOST CENTENNIAL PARK NO.1 TH S 1D 46M 58S E ALONG E 1/8 LINE 216.13 FT TO A PT 973.40 FT S 1D 46M 58S E ALONG E 1/8 LINE FROM N SEC LINE TH S 88D 13M 03S W 282.10 FT TH N 13D 13M 33S E 36.46 FT TH N 76D 46M 27S W 430.27 FT TO ELY LINE OF LUCERNE DR /86 FT WIDE/ TH N 13D 13M 33S E ALONG ELY LINE OF SD DR 60.0 FT TO SW COR OF SD LOT 14 TH S 76D 46M 27S E ALONG SLY LINE OF SD LOT 188.23 FT TH N 81D 13M 00S E ALONG SLY LINE OF SD LOT 494.59 FT TO BEG * SEC 17 T6N R10W 2.05 A.

33. LOT 13 * FOREMOST CENTENNIAL PARK NO.1
34. PART OF W 1/2 NE 1/4 COM 60.0 FT S 13D 13M 33S W ALONG ELY LINE OF LUCERNE DR /86 FT WIDE/ FROM SW COR OF LOT 14 OF FOREMOST CENTENNIAL PARK NO.1 TH S 76D 46M 27S E 430.27 FT TH S 13D 13M 33S W 196.46 FT TH S 84D 06M 00S W 25.67 FT TH S 48D 00M 00S W 140.04 FT TH S 13D 13M 33S W 80.0 FT TO NLY LINE OF TAHOE DR /66 FT WIDE/ TH WLY ALONG NLY LINE OF SD DR TO ELY LINE OF LUCERNE DR TH NLY ALONG ELY LINE OF SD DR TO BEG * SEC 17 T6N R10W 3.76 A.
35. PART LOT 14 COM AT NW COR THEREOF TH N 89D 40M 22S E 359.63 FT ALONG N LINE OF SD LOT TH S 9D 53M 32S E 290.29 FT TO S LINE OF SD LOT TH S 81D 13M W 297.0 FT ALONG SD S LINE TH N 76D 46M 27S W 188.23 FT ALONG SD S LINE TO SW COR OF SD LOT TH N 13D 13M 33S E 294.0 FT ALONG W LINE OF SD LOT TO BEG * FOREMOST CENTENNIAL PARK NO.1
36. PART OF W 1/2 NE 1/4 COM 973.40 FT S 1D 46M 58S E ALONG E 1/8 LINE FROM N SEC LINE TH S 1D 46M 58S E ALONG E 1/8 LINE 386.25 FT TO N LINE OF TAHOE DR /66.0 FT WIDE/ TH N 70D 03M 57S W ALONG N LINE OF SD DR 1.64 FT TH WLY 246.06 FT ALONG SD N LINE ON A 733 FT RAD CURVE TO LT /LONG CHORD BEARS N 79D 40M 57S W 244.90 FT/ TH N 89D 17M 57S W 236.03 FT TH N 13D 13M 33S E 80.0 FT TH N 48D 00M 00S E 140.04 FT TH N 84D 06M 00S E 25.67 FT TH N 13D 13M 33S E 160.0 FT TH N 88D 13M 02S E 282.10 FT TO BEG * SEC 17 T6N R10W 2.94 A.
37. PART LOT 14 COM 359.63 FT E ALONG N LINE OF SD LOT FROM NW COR THEREOF TH E 237.14 FT TO NE COR SD LOT TH S TO SW COR SD LOT TH W ALONG SLY LINE OF SD LOT 197.59 FT TH NWLY 290.29 FT TO BEG * FOREMOST CENTENNIAL PARK NO.1

SECTION II. PURPOSE AND INTENT.

The Centennial Park Overlay Zoning District (“CPOZD”) is intended to implement land use and urban design policies as established in the Centennial Park Land Use and Design Plan (the “Plan”) as adopted by the Township Board on August 27, 2008. Specifically, the purposes of the CPOZD are to specify provisions which will guide the development and redevelopment of Centennial Park, promote and encourage a growing local economy, protect the natural and existing environment within Centennial Park, provide new business and employment opportunities, and develop, maintain and enhance the existing commercial, office, residential and aesthetic features of Centennial Park.

The provisions of the CPOZD are not intended as a substitute for other portions of the Cascade Township Zoning Ordinance or the Township’s Master Plan, nor do they in any way relieve any developer from having to obtain all approvals and permits required by the Township, except as otherwise provided herein.

The procedures, requirements, and standards of the CPOZD are in addition to, and shall supplement, those of the underlying zone districts and other applicable requirements of the

Zoning Ordinance. Where any requirement, procedure, or standard of the CPOZD differs from or conflicts with any requirement, procedure, or standard of the underlying zone district or other portion of the Zoning Ordinance, the stricter requirement, procedure, or standard shall govern. See also, however, Section IX.

The PUD #88 plan shall be considered approved as adopted by the Township board on 10/22/08 and provided that the plan does not expire or is altered in any way from the original approval shall not require approval through the CPOZD.

SECTION III. DEVELOPMENT APPROVAL PROCEDURE.

It shall be unlawful for any person, firm or corporation to begin the construction of any building or other structure or to begin the alteration, expansion, or moving of any building or structure within the CPOZD without first receiving site plan approval from the Centennial Park Review Board and the Township Planning Commission as provided in this Section.

- A. Composition of the Centennial Park Review Board – All new construction, expansion, alteration, or moving of buildings and structures shall be reviewed by a five (5) member Centennial Park Review Board. The Centennial Park Business Association shall nominate three (3) members, with two (2) being officers of that association or their delegates, who all must be approved by the Township Board. The two (2) remaining members shall be representatives of Cascade Charter Township appointed by the Township Supervisor and approved by the Township Board. One (1) member of the Review Board shall be a professional with a background in architecture, engineering, landscape architecture and/or urban planning. A simple majority of the membership of the Centennial Park Review Board (the “Review Board”) shall constitute a quorum. An affirmative vote of the majority of the Review Board members present at a meeting with

a quorum shall constitute the Review Board's approval, approval with modifications, or rejection of a site plan, depending on the vote.

- B. Responsibilities of the Review Board – The Review Board shall receive all site plans for all new construction, alteration, or moving of buildings and structures within the CPOZD. It shall review all site plans for all development within the CPOZD to insure compliance with the Architectural Controls as prescribed in Section VII hereof. Additionally, the Review Board shall also review all site plans for compliance with the Design Standards as set forth in Section VI hereof.

The Review Board's review and findings with regard to the Design Standards and Architectural Control are subject to final review and approval or denial by the Planning Commission. The Review Board can only grant tentative approval of a site plan. The Planning Commission shall have the sole authority to grant final site plan approval or denial. No site plan can be forwarded to the Planning Commission prior to review and recommendation by the Review Board.

Review by both the Review Board and the Planning Commission (and final approval or denial by the Planning Commission) shall be based upon the following considerations:

1. Conformity and harmony and intent of design with the Centennial Park Land Use and Design Plan, as approved on August 27, 2008 by the Township Board.
2. Conformity of the plans and specifications with the development requirements as well as the purpose and intent of the CPOZD.

The Review Board shall endeavor to review every submitted site plan within a reasonable time period after its submittal and no later than 30 days after application is made to the Township. The Review Board, however, can require additional information or

modifications as it may deem necessary prior to recommending to the Planning Commission approval or rejection of the plan and related specifications. Once the Review Board has reviewed a proposed site plan, it shall transmit its findings and recommendations to the Planning Commission. The transmittal shall include the recommendation of the Review Board, its rationale and the minutes of all meetings at which the site plan was discussed before the Review Board.

- C. Planning Commission Responsibilities – Following review and approval of a site plan by the Review Board, the Chairman of the Review Board (or his or her authorized representative) shall present it to the Planning Commission for final review and approval or denial. Review and approval or denial of the site plan by the Planning Commission shall be based upon this Section and the Design Standards set forth herein. The Planning Commission has the authority to approve, approve with modifications, refer back to the Review Board for additional study, or deny site plan approval based upon its own findings of fact.
- D. Limitation – Nothing herein shall require submission to or approval of the Review Board or Planning Commission for plans relating to normal maintenance or alterations to the interior of any structure. When such activities are contemplated, the Township Building Inspector shall be contacted, as a building permit may be required.
- E. Appeals to the Zoning Board of Appeals – No decision by the Planning Commission shall be appealable to the Zoning Board of Appeals. However, the Planning Commission may authorize, at its discretion, an appeal to the Zoning Board of Appeals for a variance from one or more requirements of the CPOZD.

SECTION IV. PERMITTED USES.

The permitted uses for the CPOZD are as follows:

1. Business offices
2. Commercial offices
3. District and Branch Banks
4. General offices
5. Medical Offices
6. Real Estate and Insurance Offices
7. Retail Uses
8. Food store of less than 4,000 square feet of gross floor area
9. Restaurant, without drive up or drive through facilities
10. Service Uses
11. Health and Fitness facility
12. Job training and related services
13. Photocopying
14. Hotels
15. Community Colleges and or University Classrooms

SECTION V. USES ALLOWED BY SPECIAL USE APPROVAL:

The following uses may be allowed with special use approval and are subject to the provisions and conditions outlined in Chapter 17 of the Zoning Ordinance:

1. High Density Residential Uses exceeding 12 dwelling units per acre
2. Assisted Living facilities
3. Skilled nursing facilities
4. Retail food store greater than 4,000 sq ft

5. Medical offices with diagnostic and surgery facilities
 - a. For any use of a mobile MRI, the applicant must demonstrate that the noise will not be detrimental to the adjacent residential neighborhood.
6. Mixed used developments that include office, retail and residential components
7. Buildings taller than 48 feet (but not to exceed 72 feet in height) as provided for in the CPOZD
8. Restaurants with drive up or drive through service but only if, the property is directly located on Kraft Ave or 28th St.
9. Other uses determined by the Planning Commission to be similar to the uses listed in Section IV and Section V hereof.

SECTION VI. DESIGN STANDARDS

1. Building Height
 - a. Maximum Height – Building heights shall be restricted to 4 stories or 48 feet, whichever is less.
 - b. Hotels shall not exceed 55 feet in height.
 - c. Due to the lower topography for those lots on Orchard Vista that are also bounded by I-96 or the existing industrial use at 3000 Kraft Avenue. Taller buildings can be approved by the Planning Commission, but shall not exceed 72 feet in height. It is intended that buildings shall not be any taller than 48 feet high if they are on the same elevation as the interior lots of Orchard Vista.
 - d. Reasonable mechanical appurtenances and antennas necessary to the function or operation of a building or structure and parapet walls surrounding such appurtenances shall not exceed 15 feet in height and

shall not be counted for the purposes of determining compliance under the height limitations.

- e. Minimum Height – Any building that is not located on a property with frontage along Kraft Ave or 28th St with a footprint greater than 20,000 square feet shall be a minimum of two stories (24 feet) tall.

2. Area Regulations –

- a. The minimum lot size shall be 50,000 square feet.
- b. Building and structures shall be setback from every street right-of-way or easement a minimum of forty (40) feet. The setback area shall be landscaped and maintained at all times as open space.
- c. Side and rear building and structure setbacks shall not be less than twenty-five (25) feet.
- d. A lot may contain two or more buildings, provided that each additional building is directly related to the principle use, building, or enterprise on the lot. Each additional building and/or structure shall meet all setback requirements.
- e. Setbacks shall not be reduced unless it can be demonstrated that they create practical difficulties to the owner or site development limitations and also that they will render the property unbuildable. Upon such a finding, the setbacks may be reduced by up to twenty-five (25) percent by the Planning Commission.

3. Screening

- a. All on-site equipment such as dumpsters, mechanical/electrical equipment and utility equipment, shall be fully screened from view utilizing walled enclosures incorporating building materials matching the principal building on site. Operating doors to enclosures shall be heavy duty commercial construction providing no visual access into the enclosure and shall be faced with a material compatible with the equipment enclosure.

4. Vehicular Circulation

- a. Ingress – There shall be clear direction to the front door of the building and shall not have an excess of paving. Extra wide paved areas that do not clearly define the driving lanes are prohibited.
- b. Drop off – Entry drop off shall be considered on all office buildings, and residential facilities.
- c. Internal Circulation – Travel lanes shall be clear, preferably allowing for two way driving, and should avoid dead ends. Extra wide paved areas that do not clearly define the driving lanes are prohibited.
- d. Connection to adjacent parcels – Both vehicular and pedestrian connections are encouraged and shall be provided wherever feasible.
- e. Loading – Should be located to the rear or the side of the building and shall be **“unobtrusive as reasonably possible”** screened from the street and main entry.

5. Pedestrian Walks

a. Minimum Dimension –

- (i) Walks connecting around the perimeter of the site or those that connect to adjacent parcels shall be a minimum of 7 feet wide
- (ii) Walks connecting to the building shall be a minimum of 5 feet wide
- (iii) Other walks (such as those for service access) shall be a minimum of 3 feet wide

b. Materials – Walks should be constructed of concrete. Other similar materials may be used if approved by the Planning Commission.

c. Connections to Adjacent Properties – Shall be provided and must be coordinated with the adjacent property owners in order to ensure that the location of the walks serve both properties. In addition, consideration should be provided for the walks to serve pedestrians in Centennial Park, including the residential uses, as indicated in the Centennial Pak Land Use and Design Master Plan, thereby further facilitating pedestrian movement by providing a shorter and perhaps more interesting route than having the walks located along the road.

d. Connections to Street Right-Of-Way – Each parcel shall provide a pedestrian connection to the public walks in the road right-of way.

6. Parking

a. Off-Street Parking – Where parking on the street side of the building or structure is permitted, such parking areas shall not be closer than forty

(40) feet from the public street easement or right-of-way. The Planning Commission may allow for parking up to twenty-five (25) feet from the public street easement or right-of-way provided the applicant has provided additional landscaping and the additional landscape plan has been approved by the Planning Commission.

- b. The area between the driveway, off-street parking area and the public street right-of-way or easement shall be landscaped and maintained in a neat and orderly condition. The use of berms to insure that parking/loading areas are screened from public view may be required by the Planning Commission. In particular, loading docks and areas where commercial trucks and vehicles are stored shall be screened.
- c. The number of spaces for off-street parking shall be required as set forth in the Zoning Ordinance.
- d. The number of parking spaces required for land or buildings used for two or more purposes shall be the sum of the requirements for the various uses.
- e. Upon the approval of the Planning Commission, up to twenty-five (25) percent of the required parking area may be held in reserve. The reserve parking area shall be landscaped and maintained in a neat and orderly fashion. The reserve parking area shall remain as undeveloped space until:
 - (i) Such time as the parking is needed as a result of an expansion in business activity as determined by the Planning Commission; or

- (ii) The use changes to a more intensive use as determined by the Planning Commission.

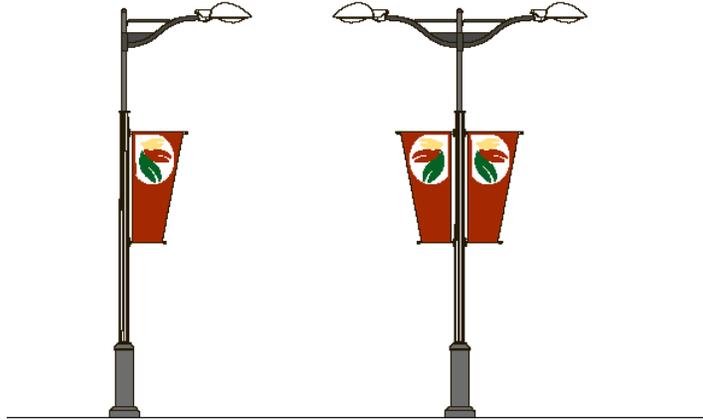
7. Dumpster Enclosure

- a. Enclosures – See Section VI.3 Screening
- b. Concrete slab to support Service Vehicle – Shall be at least as wide as the waste enclosure opening and of a depth to fully accommodate the front wheels of the waste removal vehicle while it is emptying the dumpster.
- c. Pedestrian Opening – Shall be provided on all waste enclosures to permit users access to the dumpsters without having to open the gates. The pedestrian opening in the masonry wall should not have a gate.
- d. Shade/Landscape – Waste enclosures shall be landscaped in a manner that provides shade.

8. Lighting

- a. Type – Only non-glare lighting is permitted. Lighting shall be placed and shielded so as to direct the light downward onto the site and away from adjoining properties. Lighting shall be shielded so that it does not cause glare or interfere with the vision of motorists.
- b. Intensity – An average of 1.0 footcandle and a maximum of 5.0 shall be provided in parking lots, sidewalks and entry areas on private property as measured at a level 1 foot off the ground.
- c. Parking Lot Lighting – Lamp heights shall be a maximum of 25 feet and shall be located in the interior of the parking lots exceeding one bay. The recommended light is shown below in figure L1.

Figure L1



9. Signs

- a. All new signs, including temporary real estate signs, in the CPOZD must be in conformance with the Centennial Park Land Use and Design Plan and must receive approval from the Review Board before requesting approval from Cascade Township. Below is an excerpt from the plan showing the type of signage recommended for the Centennial Park Overlay Zoning District:



Boulevard Entry Elevation



East Elevation
Boulevard Entry Sign

North Elevation

Building Identification Sign

Tenant Sign

Street Sign



North Elevation
Side Wall and Street Sign

East Elevation



Landmark Corner at 28th Street and Kraft Avenue

- b. All signs permitted in Section 6.01 of the Sign Ordinance.
- c. Development entry signs shall be permitted at each road entrance into Centennial Park (from an outside public road) as shown in the Centennial Park Land Use and Design Plan. These signs may be located in the road right-of-way provided it is approved by the applicable road agency. The signage may include large decorative walls provided that they do not create a visual hazard to pedestrians or vehicles. The signage may only identify the park and may not be used for any individual business. Such signs are limited to 64 sq ft.
- d. Only one (1) freestanding permanent sign is allowed per lot. Regardless of the number of businesses, commercial establishments, buildings or tenants

per lot, only one (1) such sign shall be allowed per lot and such sign shall be in compliance with Table A below

TABLE A

SETBACK (from road right-of-way) (feet)	SIGN AREA (square feet)	HEIGHT (feet)
5	24	4
10	30	5
15	40	5.5
20	50	6
25+	60	7
The properties with direct frontage on Kraft Ave or 28th Street. may choose the following option in lieu of the above:		
25	1 sq ft of sign for each 5 feet of lot frontage measured at the required front setback up to a maximum of 125 sq ft	30

(Note: FOR A PROPOSED SETBACKS DIFFERENT THAN THOSE LISTED IN THE ABOVE TABLE, SELECT THE SIGN AREA AND HEIGHT THAT CORRESPONDS TO THE NEXT LOWER SETBACK)

- e. In addition to the allowed one permanent free standing sign, one of the following signs are also allowed per lot:
 - (i) One (1) wall sign or marquee per building, not to exceed one-hundred (100) square feet in total sign area, or;
 - (ii) One (1) awning/canopy sign per building, not to exceed thirty-two (32) square feet in total sign area, or;

- (iii) In the event the building has multiple commercial establishments, each commercial establishment's space will be allowed one sign area equal to one square foot for each lineal foot of building frontage (i.e., building frontage on the ground for the front of the building) that each respective commercial establishment occupies, not to exceed a sign length of more than two-thirds of the subject frontage.

- f. Window signs or displays are allowed, provided that permanent window sign(s) shall not cover more than twenty-five (25) percent of the total window surface and temporary window signs shall not cover more than fifteen (15) percent of the total window surface.

- g. One (1) tenant sign at each entrance, as shown in the plan, is permitted to direct people to the proper entrances and parking areas provided the signage is consistent with the Design Plan recommendations. These signs are limited to no more than 20 sq ft and must be at least 5 feet off from the property lines. Example below:



Directory Style Post & Panel

- h. One (1) directory wall sign is allowed per building, not to exceed twenty (20) square feet in total sign area.
- i. Banners (seasonal and decorative in nature and theme) that do not advertise a product, service, or business and which pertain to holidays and/or community-wide or governmental events are allowed. Banners must be attached to light or utility poles.
- j. Directional signs up to two (2) square feet in sign area are allowed. Each zone lot or development shall not have more than two (2) directional signs.
- k. Flags of any nation, state, or entity are allowed provided they do not exceed thirty-two (32) square feet in area. Each lot will be limited to three (3) Flags. Flag pole height may not exceed the height restrictions for the zoning district as found in the Zoning Ordinance.
- l. A sign may be illuminated provided that it has either internal lighting or downcast lighting. However, no intermittent or flashing illumination is allowed.

10. Landscaping

- a. Every site upon which a building or structure has been placed shall be landscaped in accordance with the plan and specifications approved by the Planning Commission. The entire building site, including curb parkways, shall be appropriately landscaped with grass, canopy and coniferous trees, shrubs and ground cover.

- b. The Planning Commission may, upon a recommendation of the Centennial Park review Board, approve an alternative landscape plan that follows the “LEED” certification landscaping ideas of rain gardens, etc.
- c. Landscaping shall be installed within ninety (90) days of completion of the building or structure, unless a time extension is permitted in writing by the Planning Director for a later date.
- d. All landscaping shall be hardy plant materials and maintained thereafter in a neat and orderly manner. Withered and/or dead plant materials shall be replaced within a reasonable period of time but no longer than one growing season. All new trees used in a landscaped area shall have a minimum caliper of 1-3/4 inches.
- e. Underground sprinkling systems shall be installed where necessary to service landscaped areas and such areas shall be neatly maintained at all times, including mowing, fertilizing and pruning.
- f. Parking areas which are exposed to the front road or street right-of-way or easement shall be screened with ornamental trees and shrubs.
- g. The size of the bufferyard on each lot and the number of plantings shall be consistent with the Landscape Section of the Zoning Ordinance.
- h. The landscaping within the bufferyard may be clustered to achieve the maximum aesthetic and screening capabilities of the selected plant materials. An undulating berm not exceeding six (6) feet in height and a 3:1 slope may be allowed within the required bufferstrip.

SECTION VII. ARCHITECTURAL CONTROLS.

In order to maintain a consistent aesthetic quality, the Planning Commission (upon recommendation by the Review Board) shall have authority to approve or reject building architectural designs within the CPOZD. The following is a list of items that will be carefully and thoughtfully scrutinized. These items will be reviewed using the Centennial Park Land Use and Design study for consistency:

- A. Harmony with neighboring sites, including the landscaping features of the site.
- B. Color.
- C. Site Furnishings (*i.e.*, light bollards, benches, tables, chairs umbrellas trash receptacles, etc.).
- D. Signage.
- E. Wayfinding Signs.



F. Technology.

G. Green Building Practices.

H. Building Height.

- To be reviewed by the Review Board and approved or denied by the Planning Commission if the applicant is requesting a building height above 48 feet.

I. Roof Design

1. Pitched roofs of either gable or hip design, with a slope between 5:12 and 8:12, will reinforce the identity of the park.
 - a. As an alternative to pitched roofs, flat roofs are acceptable, provided they have internal drains.
 - b. Mechanical /electrical equipment shall only be located on the roof as a last resort. All equipment that has be located on the roof shall be screened completely from view.

J. Building Materials

1. Building materials should continue to enhance the existing rich palette of materials used within the park. Acceptable materials for exterior building walls include brick, decorative concrete masonry; cast stone, including commercial quality metal panel systems and wood siding. The arrangement and proportions of these materials on a building should be designed and balanced, and be in keeping with the general aesthetics of the park.

K. Fenestration

1. Punched openings, ribbon strip windows, or curtainwall in proportion and balance with solid wall materials shall be used. This will ensure that enough daylight

enters the work place and ensure that at the same time the character of the building fits within the identity of the park.

2. Commercial quality metal and glass framing system, clear or lightly tinted glazing shall be used. Mirrored glazing is not recommended.

SECTION VIII. SITE REQUIREMENTS.

The following Site Requirements shall apply to all building sites within the CPOZD.

1. Temporary Buildings
 - a. No structure of a temporary nature, trailer, tent, or construction shack shall be constructed, used, placed or maintained except accessory to and only during construction of a permanent building or structure.
 - b. Approval of the temporary building or structure shall be required in advance by the Planning Director. Under no circumstances shall the temporary building or structure be used primarily for advertising purposes.
2. Outside Storage Areas
 - a. Any accessory buildings (garages, sheds, etc.) shall be fully screened from view utilizing walled enclosures and incorporating building material matching the principal building on site. Operating doors to enclosures shall be heavy duty commercial construction providing no visual access to the enclosure and shall be faced with a material compatible with the equipment closure. See section 4.09 of the Zoning Ordinance for further regulations.

3. Curb Cuts
 - a. No permanent individual use curb cuts shall be allowed on or along Kraft Avenue. Individual curb cuts on 28th Street shall be allowed at intervals of not less than three hundred (300) feet. Shared driveways shall be utilized where reasonably possible to minimize the number of curb cuts. Curb cuts on roads within the CPOZD shall, to the extent reasonably possible, be aligned with curb cuts on the opposite side of such roads.
4. Design Standard Modifications
 - a. The design standards contained herein may be varied by the Planning Commission. Such modifications may only be considered upon the finding of the Planning Commission that the change will result in a project that is in keeping with the purpose and intent of the CPOZD.
5. Water and Sewer Service
 - a. Public water and sewer service must be available at a building site before final approval of a site plan can be obtained. All buildings and structures located within the CPOZD shall be connected to public water and sewer systems.

SECTION IX. APPLICABILITY AND CONFLICTS

Where a provision or requirement of the CPZOD conflicts or is inconsistent with any provision of the underlying zoning district, including signage, for the property involved or any other requirement of this Zoning Ordinance, the stricter or more restrictive provision shall govern. Should that occur, however, the Planning Commission, with special land use approval, may allow the less strict or restrictive provision to govern a property in a particular instance. In

addition, should the provision of the underlying zoning district or other provision of the Zoning Ordinance prohibit or restrict that which is otherwise expressly allowed by the CPZOD, the Planning Commission, with special use approval, may also waive or lessen such other requirement or restriction for the property involved so that the provision of the CPZOD shall govern. However, no special use shall be approved under this section unless, in addition to the normal standards for a special use found in Section 17.06 of the Zoning Ordinance, the Planning Commission also finds that such waiver would be consistent with the intent and purposes of the CPZOD.

SECTION X. MASTER PLAN

All properties within the CPOZD shall conform as much as reasonably possible with the mp approved by the Township Board on August 27, 2008.

Master Plans



Vehicular and Pedestrian Circulation

1. Boulevard Streets with Landscape Treatment
 2. Roundabouts (see alternate plan in Appendix)
 3. Narrowed Streets
 4. Multi-use Paths
 5. Sidewalks
 6. Informal Path System
 7. Open Space
 8. Enhancements of Existing Storm Water Detention Areas
 9. Community Park and New Development
 10. Infill and Redevelopment
 11. Additions
 12. Stand Alone Building
 13. Parking Removal
 14. Signage and Identity
 15. Corner Landmark Sign and Landscape Treatment
 16. Entry Signage and Landscape Treatment
 17. Way Finding Signage (not shown)
 18. Street Signage (not shown)
- Lighting
16. Double Arm Streetlights (not shown)
 17. Single Arm Streetlights (not shown)
- Street Trees and Parking Lot Screening
18. Street Trees
 19. Parking Lot Screening



- NOTES:**
1. Additional curb cuts on interior streets may be added or existing curb cuts may be modified to accommodate changes to individual properties. All curb cuts must be in conformance with Cascade Township and Kent County Road Commission standards.
 2. All corner landmark signage, entry signage, wayfinding signage, street signage and landscape shall be designed and located to not interfere with clear vision corners per the Kent County Road Commission standards.
 3. Street tree spacing and lighting spacing shall be compatible with the street type. Spacing on 28th Street may be greater than that used on Internal business park streets.

MASTER PLAN
Cascade Township, Michigan
November 2007

SECTION XI. EFFECTIVE DATE.

This Ordinance shall become effective seven (7) days after publication in a newspaper circulated within the Township of Cascade, as provided by law.

The foregoing Ordinance was offered for adoption by Township Board Member Lewis, supported by Township Board Member Fox, the roll call vote being as follows:

Yeas: Goldberg, Fox, Goodyke, Beahan, Peirce, Koessel, Lewis
Nays: None
Absent: None

Cascade Charter Township Clerk
Ron Goodyke

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the 9th day of June, 2010.

Cascade Charter Township Clerk
Ron Goodyke