

PUD Ordinance - Ada Moorings #13 of 2003

CASCADE CHARTER TOWNSHIP

Ordinance # 13 of 2003

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE ADA MOORINGS PLANNED UNIT DEVELOPMENT PROJECT.

Cascade Charter Township Ordain:

Section I. An Amendment to The Cascade Charter Township Zoning Ordinance.

The application received from Eastbrook Homes Development Company (hereinafter referred to as the "Developer"), for Planned Unit Development designation for the proposed Ada Moorings Planned Unit Development Project (herein after referred to as the "Project"). The Project is for rezoning from ARC, Agricultural Rural Conservation to PUD, Planned Unit Development permitting a site condominium and condominium development. This action requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Cascade Charter Township Board of Trustees' action on August 27, 2003.

Section II. Legal Description.

The legal description of the Project is as follows:

41-19-02-126-003

PART OF NW 1/4 COM AT S 1/4 COR TH N 88D 16M 54S W ALONG S SEC LINE 445.50 FT TH N 21D 29M 42SE TO NLY LINE OF GRAND RAPIDS EASTERN /FORMERLY CENTRAL MICH-FORMERLY GT/ RR R/W /100 FT WIDE/ TH N 49D 00M 00S W ALONG SD RR R/W 3875.42 FT TO BEG OF THIS DESC - TH N 5D 30M 00S W TO N SEC LINE TH ELY ALONG N SEC LINE TO A PT 67.82 FT S 89D 28M 40S E ALONG N SEC LINE & 1340.57 FT S 89D 40M 00S E ALONG N SEC LINE FROM NW COR OF SEC TH S 42D 38M 44S E 980.0 FT TH S 41D 00M 00S W 723.15 FT TO NLY LINE OF SD RR R/W TH NWLY ALONG SD NLY LINE TO BEG * SEC 2 T6N R10W 25.09 A.

41-19-02-102-001

THAT PART OF UNIT NO.1 LYING IN SEC 2 T6N R10W * THORNAPPLE CLUB KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.201 LIBER 2806 PAGE 647 AS AMENDED BY LIBER 2944 PAGE 1162 & AS AMENDED BY LIBER 2998 PAGE 1258 & AS AMENDED BY REPLAT NO.1 OF RESTATED MASTER DEED OF KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.201 LIBER 3023 PAGE 92 & AS AMENDED BY LIBER 3370 PAGE 728 & AS AMENDED BY REPLAT NO.2 OF RESTATED MASTER DEED OF KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.201 LIBER 3464 PAGE 800

Section III. General Provisions.

The following provisions shall hereby apply to the Project, in addition to those Provisions outlined in Chapter 16 of the Cascade Charter Township Zoning Ordinance (Ordinance No. 11 of 1988, as amended).

Section IV. Purpose.

The Project occupies approximately 28 acres of land. The project is proposed to be developed into a site condominium development containing 26 single-family units and 22 condominium units. This technique

has been chosen by the Developer and the eventual owners of each unit to provide more control over the Project's aesthetics and appearance. This development technique provides the Developer with the ability to develop the Project in a manner to meet market expectations where more traditional mechanisms such as creating subdivision plats do not.

The regulations contained herein are established to define the procedures necessary to insure high quality development in the Project. Additionally, they are designed to achieve integration of this development with adjacent land uses.

Section V. Approval Limitations.

A. The provisions of this Ordinance are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and the General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the township, except as otherwise expressly provided herein. In the event that a development issue or site plan element is not addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall be enforced.

B. Except as otherwise provided herein, the Developer and his assigns must meet all applicable provisions and regulations of Cascade Charter Township, as well as federal and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for operation or use.

C. This PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition imposed herein is determined to be illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Project under the PUD provisions of the Cascade Charter Township Zoning Ordinance, and further, to withdraw its approval of this PUD if it finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.

D. All conditions contained herein shall be binding upon the Developer, as well as its successors, tenants and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the PUD approval and ordinance amendment.

E. This approval document shall be recorded with the Kent County Register of Deeds by the Developer prior to construction occurring on site and shall run with and bind the lands involved. Copies of this recorded document shall be supplied by the Developer to the Cascade Charter Township Clerk.

F. Failure to comply with the site plan or any condition of approval herein shall be deemed to be both a nuisance per se and a violation of the Cascade Charter Township Zoning Ordinance.

G. Prior to recording a copy of this document as specified in Section V(E) hereof, the Developer shall type the following statement onto the end of this document (or add an additional page to the document) as follows:

"I, Eastbrook Development Company, have fully read the above PUD ordinance amendment, understand its provisions and fully agree with all requirements and conditions contained in the same, on behalf of myself and my assigns, successors and transferees in and to the property involved."

Section VI. Condominium Documents and Plans.

A. Specific controls relating to architectural elements, common elements of the site condominium project, construction materials, size and space requirements, improvements and out buildings, specific

prohibitions and rules of conduct shall be governed by site condominium bylaws and master deed. These restrictions shall become part of this Ordinance by reference.

B. The Project shall be developed in accordance with the site plan approved and signed by the Township. The site plan shall indicate where each condominium unit will be located and provide appropriate measurements demonstrating compliance with Section 16.11(2) of the Zoning Ordinance. Engineering plans and documents relating to utilities, topography, drainage, and the survey of the Project shall be reviewed and approved by the Township Engineer. Approval of these documents shall be based upon their meeting the requirements of Section 16.11(4) of the Zoning Ordinance and meeting recognized, acceptable engineering standards and practices. Once it has been determined that the plans have met Township requirements, the Township Engineer shall sign and mark these plan documents as "Approved", and forward them to the Developer. Only approved plan documents shall be recorded with the appropriate county and state agencies.

C. The number of building sites may be reduced or consolidated within the Project upon review and approval of the Township Planning Department. The proposed changes to the site / survey plan to reduce or consolidate building sites shall be reviewed by the Planning Department to insure compliance with the Cascade Charter Township Zoning Ordinance and this PUD Ordinance. Once approved by the Planning Department, the amended site / survey shall then be recorded with the Kent County Register of Deeds Office and the appropriate State agencies by the Developer at his cost. A copy of the recorded site / survey plan shall be forwarded to the Planning Department, so that accurate files regarding the development can be maintained.

D. The Project shall be limited to forty-eight single family detached units. The site condominium portion of the development shall contain 26 single-family units and the condominium portion of the project shall contain 22 single-family units.

Section VII. Permitted Uses.

The permitted uses for the Ada Moorings PUD are as follows:

A. Single Family Residences.

B. Accessory buildings customarily incidental to a single family residence, subject to the provisions of Section 4.08 and 4.09 of the Cascade Charter Township Zoning Ordinance, as may be amended.

C. Signs. Provided all signs for the Project shall conform with Section 6.02 of the Cascade Charter Township Sign Ordinance (Ordinance 14 of 1997, as amended).

Section VIII. Design Guidelines, Requirements and Limitations.

The Project shall be developed in accordance with the site plan approved by the Township. No alterations, expansions or additions may take place to the Project without an amendment to this Ordinance, unless authorized otherwise herein.

A. Maximum Number of Residential Units - The maximum number of single-family detached site condominium units within the Project shall be limited to twenty-six (26) units. The maximum number of single-family detached condominium units shall be limited to twenty-two (22) units. For a total of forty-eight (48) single -family homes in Cascade Charter Township

B. Maximum Building or Structure Height - 35 feet or 2½ stories whichever is the less.

C. Setback Requirements

a. Site Condominium Units

All site condominium buildings and structures shall meet the following minimum setback requirements:

1. Front Yard Setback: 40 feet measured from the edge of the road.

2. Side Yard Setback: 10 foot minimum;
25 foot minimum for corner lots as measured from the edge of the road.

3. Rear Yard Setback: 25 feet.

b. Condominium Units

All site condominium buildings and structures shall meet the following minimum setback requirements:

1. Front Yard Setback: 30 feet measured from the edge of the road.

2. Side Yard Setback: A total of 20 feet between units

D. Minimum Floor Area

c. Site Condominium Units - Each dwelling on a site condominium unit shall contain a minimum of:

i. One Story & Bi-Level - 1,500 square feet on the main floor, top floor of a bi-level, finished livable area above grade level, exclusive of garages, decks, porches and breezeways.

ii. Two Story - 1,900 square feet, finished livable area above grade level, exclusive of garages, decks, porches and breezeways

d. Condominium Units - Each dwelling on a site condominium unit shall contain a minimum of:

i. One Story & Bi-Level - 1,350 square feet on the main floor, top floor of a bi-level, finished livable area above grade level, exclusive of garages, decks, porches and breezeways.

ii. Two Story - 2,000 square feet, finished livable area above grade level, exclusive of garages, decks, porches and breezeways

E. Minimum Basement Elevations

e. Site Condominium Units - Each dwelling shall not be below the elevation as indicated on the approved grading plan dated 6/24/03 as drawn by Exxel Engineering File No. 023032E.

f. Condominium Units - The elevation of the dwellings shall not be below the elevation as indicated on the approved grading plan dated 6/24/03 as drawn by Exxel Engineering File No. 023032E

Section IX. Private Street Development.

A. The Developer shall submit a street construction; maintenance and pavement plan consistent with Section 16.11 (4)(f) of the Zoning Ordinance. The Developer may establish private streets to serve the Project provided the roads are constructed in accordance with the "Cascade Charter Township Engineering Design Requirements and Standards for Private Streets" and the following specifications:

1. The road grades shall not exceed an 8 percent grade. All grades shall be sufficient to allow safe ingress / egress of emergency vehicles.

2. The private streets shall be posted with signs stating the street names. These signs shall be consistent with Kent County Road Commission standards and requirements and shall be installed at the Developer's cost.

3. A clear vision triangle shall be established by the Developer to insure safe turning movements to and from the Project onto Spaulding Ave. This clear vision triangle shall be developed to the specifications established by the Kent County Road Commission.

4. Any private street shall intersect any public road at a 90 degree angle.

5. Copies of any permits required by the Kent County Road Commission to connect the private street to any public road shall be provided to the Township Planning Department by the Developer.

B. In accordance with Section G of the "Cascade Charter Township Engineering Design Requirements and Standards for Private Streets", the Developer of the Project shall provide a disclosure statement on all property deeds to all owners of the private street, all those who utilize the private street and all persons securing a building permit to construct a building or structure served by the private street, by applying for and securing a building permit for construction of a building or structure that utilizes the private street, all such persons shall use the private street at their own risk and the Township shall not be responsible for any aspect of the private street.

C. In accordance with Section I of the "Cascade Charter Township Engineering Design Requirements and Standards for Private Streets", it shall be the responsibility of the Developer and its successors or the individual property owners to fully maintain and keep the private access street in good repair at all times and to ensure that snow and ice is removed in a timely fashion during the winter.

D. No combustible building materials may be erected on the Project until a temporary access road is constructed to within 100 feet of the furthest point of a structure. Such road shall be a minimum 18 feet wide and be able to support 20 tons on a single axle with dual wheels and standard road tires.

Section X. Temporary Buildings.

No structure of a temporary nature; trailer, tent or construction shack shall be constructed, placed or maintained within the Project except accessory to and during construction of any building or infrastructure improvement.

Section XI. Utilities .

A. Public Water and Sanitary Sewer - All buildings within the Project shall be served by public sanitary sewer and water at the developer's expense. No building permits will be issued for any construction within the Project until final approval of the public utility system is approved by the City of Grand Rapids and Cascade Township.

B. Stormwater Drainage - All proposed stormwater drainage facilities shall be reviewed and approved by the Township Engineer and the Kent County Drain Commissioner's office prior to the development of the Project. The Developer shall provide the Township Planning Department with copies of all correspondence and permits received from the Kent County Drain Commissioner regarding stormwater disposal.

C. The Developer shall provide all necessary easements within the Project for telephone, electricity, gas and cable television to the appropriate utility provider without cost. Said easements shall be recorded with the Kent County Register of Deeds and provided to each utility provider for their records.

D. Sidewalk Connection - The developer has agreed to install a sidewalk, open to the public, connecting the path along Grand River Drive to the Nature Trail behind the development. This connection is actually in Ada Township and has been approved by Ada Township.

E. Exterior Lighting

a. Existing entry lighting - The developer shall propose a plan to the Thornapple Club Homeowners Association to revise the existing lighting at the entry into the subdivision at no cost to the Homeowners Association. This lighting plan shall be designed to reduce the glare and overall brightness of the lights. This plan must be presented to the Homeowners Association, after review by the Cascade Charter

Township Planning Department within 12 months from the time of Final PUD approval by Cascade Charter Township.

Section XII. Soil Erosion Control Requirements.

The Developer shall submit a soil erosion control plan showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the Project. This plan shall be reviewed and approved by the Township Engineer prior to commencing any excavation on the site.

Section XIII. Performance Guarantee.

To insure compliance with this Ordinance and any conditions herein, Cascade Township may require reasonable performance guarantees, as authorized under the Township Rural Zoning Enabling Act to insure completion of improvements such as, but not limited to, landscaping, drainage, lighting, roads, and utilities. The Township Board, Engineer, or Planning Department may require such guarantees at any time they deem necessary to insure completion of the improvements.

Section XIV. Permanent Common Open Space.

It is the intent of this Project that this permanent common open space area is to remain in its present undeveloped state in perpetuity. To insure this occurs, the following regulations shall apply to the permanent common open space area:

A. No buildings, structures, fences, or driveways shall be erected, constructed or placed within the common open space area. The private streets and their associated infrastructure improvements may encroach into this area provided all plans are approved by Cascade Township and are consistent with the development plan for this Project.

B. There shall be no tree or vegetation cutting or removal within the common open space areas except to remove fallen, dead, diseased or dangerous trees or vegetation. The required detention and mitigation areas may also be constructed according to the approved plans.

Section XV. Consistency With Planned Unit Development (PUD) Standards.

The rezoning to Planned Unit Development will result in a recognizable benefit to the ultimate users of the Project and to the community. Current and future residents will recognize the benefits of a residential development that offers a low-density land use.

In relation to the underlying zoning (ARC) the Township finds the Project will not result in a material increase in the need for public services, facilities and utilities and will not place a material burden upon the subject property and the surrounding properties. The Project is not anticipated to cause undo impact to the stormwater drainage of the surrounding area. All stormwater and soil erosion control plans have been approved by the Township Engineer and the appropriate County and State agencies.

The Project has been determined by the Township to be compatible with the 1999 Comprehensive Plan of the Township and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance. The Project has been determined to be a "Residential" use, which is consistent with the Cascade Township Comprehensive Plan.

The Township finds the Project will not result in an unreasonable negative economic impact upon surrounding properties.

The Township finds the Project to have at least the same amount of green areas and usable open space than would typically be required by the Township Zoning Ordinance.

Finally, the Township recognizes the Project will be under single ownership or control. The Township recognizes that the Developer or its assigns will retain ownership and control of the Premises until a majority of the site condominium units are purchased for single family residential purposes.

Section XVI. Effective Date.

This Ordinance shall become effective upon publication of the ordinance, or a summary thereof, in The Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township.

The foregoing Ordinance was offered by Board Member Timmons, supported by Board Member Kleinheksel. The roll call vote being as follows:

YEAS: Timmons, Goodyke, Carpenter, Julien, Kleinheksel, Parrish, Jones

NAYS: None

ABSENT: None

Marlene Kleinheksel
Cascade Charter Township Clerk

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 27th day of August, 2003.

Marlene Kleinheksel Cascade Charter Township Clerk