

## **PUD Ordinance - Caravelle #17 of 2002**

### **CASCADE CHARTER TOWNSHIP**

Ordinance # 17 of 2002

AN ORDINANCE TO AMEND ORDINANCE #2 of 2002, THE CARAVELLE MIXED USE PLANNED UNIT DEVELOPMENT PROJECT.

### **CASCADE CHARTER TOWNSHIP ORDAINS:**

#### **Section 1. Amendments to the Caravelle Mixed Use PUD Ordinance**

Section IV of the Ordinance shall be amended in its entirety to read as follows:

##### **Section IV. Purpose.**

The Project occupies approximately 10.41 acres of land that presently is vacant property. The Project is proposed to be developed into a mix of 9 residential town home buildings consisting of a total of 36 dwelling units and one commercial retail building. The Planned Unit Development technique has been chosen by the Developer 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 and develop the project in a unified manner.

Section VI.2 of the Ordinance shall be amended in its entirety to read as follows:

##### **Section VI. Permitted Uses.**

###### **Residential Town homes**

Nine (9) residential town homes consisting of four (4) dwelling units each for a total of thirty-six (36) dwelling units (7.41-acre site). As shown on the approved site plan dated 10/24/02 as drawn by Exxel Engineering.

Section VII of the Ordinance shall be amended to read as follows:

##### **Section VII. Site Plans & Design Guidelines, Requirements and Limitations.**

###### **A. Maximum Building Height**

Residential Town homes – 25 feet

###### **B. Parking**

2. Residential Town homes – the residential town homes shall provide 17 unenclosed parking spaces, excluding driveway spaces as indicated on the approved site plan.

###### **C. Setback Requirements**

2. Residential Town homes – The Town homes shall be setback as indicated on the approved site plan. These measurements include the following minimum setbacks:

a) Minimum of 81 feet from to the northern property line.\*

b) Minimum 50 feet to the eastern property line.

c) Minimum of 10 feet between buildings.

d) Minimum of 48 feet to the west property line.

e) \*Building 5 shall be permitted to have a minimum setback of 30 feet to the north property line and Building 4 shall be permitted to have a minimum setback of 25 to its north property line. These buildings abut the open space that is part of the single-family residential subdivision in Caravelle Village #7 and therefore have additional space between them and the residential parcels that are a part of the subdivision to the north.

Section IX of the Ordinance shall be amended to read as follows:

#### Section IX. Landscaping

Both the commercial and residential portions of the project shall provide landscaping according to the approved landscape plans that are a part of the approved site plans.

Residential landscape plans dated 10/9/02 and drawn by Fleis and Vanderbrink.

#### Section 2. Effective Date

This PUD Ordinance amendment shall become effective upon publication in the Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township.

#### Section 3. Effect

The Cascade Charter Township Zoning Ordinance, as amended, and the remainder of Ordinance #2 of 1998, except as otherwise expressly amended herein, shall remain in full force and effect.

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

YEAS: Carpenter, Goodyke, Julien, Kleinheksel, Parrish, Timmons, 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 23<sup>rd</sup> day of October 2002.

Marlene Kleinheksel

Cascade Charter Township Clerk