

PUD Ordinance - Cascade Golf Center #17 of 1992

CASCADE CHARTER TOWNSHIP

Ordinance 17 of 1992

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE **CASCADE GOLF CENTER** PLANNED UNIT DEVELOPMENT PROJECT.

CASCADE CHARTER TOWNSHIP ORDAINS:

SECTION I. AN AMENDMENT TO THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE.

That the application received from Dennis L. and Julie Blanton or their assigns (hereafter referred to as the "Developer") for Planned Unit Development designation for the proposed Cascade Golf Center Project (hereinafter referred to as the "Project") was recommended by the Cascade Charter Township Planning Commission for approval on November 16, 1992. The Project is recommended for rezoning from R1, Residential to PUD, Planned Unit Development permitting an outdoor golf driving range and associated pro shop, thereby requiring this amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendation and the Cascade Charter Township Board of Trustees action on December 2, 1992.

SECTION II. LEGAL DESCRIPTION.

That part of the SE ¼ of Section 7, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the SE corner of Section 7: thence N01 degrees 37'57" W 1326.98 feet along the East line of said SE ¼: thence S 88 degrees 00'48"W 200.00 feet along the North line of the Se ¼ of said SE ¼: thence N f01 degrees 37'57"W 369.61 feet to Reference Point "A" and the PLACE OF BEGINNING of this description: thence S 88 degrees 00'48"W 1123.57 feet: thence N01-57/64 25'52"W 405.83 feet along the West line of the NE ¼ of said SE ¼: thence N 88 degrees 00'48"E 1122.15 feet along the North line of the South 20.00 Acres of that part of the NE ¼ of the SE ¼ of Section 7, which lies West of a line which is 200.00 feet West of and parallel with the East line of Section 7: thence S 01 degrees 37'57"E 405.82 feet along the West line of the East 200.00 feet of said SE ¼ to the place of beginning. Also an easement for ingress, egress and utilities over a 66 foot wide strip of land, the centerline of which BEGINS S88 degrees 00'48"M 1050.57 feet from above described Reference Point "A": thence S 01 degrees 37'57"E 231.43 feet to the North line of a previously granted easement and the lace of ending of the centerline of said 66 feet wide strip of land.

SECTION III. GENERAL PROVISIONS.

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

SECTION IV. PURPOSE.

The Project occupies approximately 10.46 acres of land that is proposed to be developed as an outdoor golf driving range and pro shop. The Planned Unit Development technique has been chosen by the Developer to provide more control over the development aesthetics and appearance.

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

The provisions of this ordinance are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and General Development plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the township except as 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.

SECTION V. PERMITTED USES.

The permitted uses for the Cascade Golf Center Project are as follows:

- 1) A thirty-three (33) tee outdoor golf driving range
- 2) One (1) building to be used for retail sales, office, and storage with a maximum interior floor area of 4,000 square feet.

SECTION VI. DESIGN GUIDELINES AND REQUIREMENTS.

The development of all permitted uses within the Project shall conform to the following design standards:

A. Tees – There shall be a maximum of 33 driving tees in this project.

B. Floor Area – The maximum floor area for the building shall be limited to 4,000 square feet.

C. Height – The following heights shall be the maximum allowed for each item:

Building 35 feet

Parking Lot Lights 20 feet

Other Freestanding Lights 35 feet

Ball Netting 35 feet

Security Fence 6 feet

Sign 30 feet

D. Setbacks – The following setback requirements shall apply for the Project:

- 1) The building shall be setback a minimum of 100 feet from all property lines.
- 2) The northernmost driving tee shall be setback a minimum of 40 feet from the north property line.
- 3) The southernmost driving tee shall be setback a minimum of 30 feet from the South property line.
- 4) The freestanding identification sign shall be setback a minimum of 25 feet from any property line.

E. Parking – There shall be a minimum of fifty-two (52) parking spaces provided for the Project.

F. Stormwater Drainage – All proposed stormwater drainage facilities shall be reviewed and approved by the Township Engineer and the Kent County Drain Commission prior to the development of the Premises.

G. Signs – The following signs are permitted in the Project:

- 1) One (1) freestanding identification sign with a maximum size of 50 square feet.
- 2) One (1) wall sign with a maximum size of 100 square feet.
- 3) All signs permitted in Section 6.01 of the Cascade Charter Township Sign Ordinance.

H. Lighting – All lighting shall be located and directed specifically onto the Project, so as to minimize light from projecting onto adjacent property.

SECTION VII. LANDSCAPING BUFFERYARD REQUIREMENTS.

A. Landscaping for the Project shall be installed as depicted on the approved Landscape Plan dated November 16, 1992.

B. Landscaping shall be installed within ninety (90) days of completion of the Project or unless permitted in writing by the Planning Director at a later date.

C. 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.

SECTION VIII. 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 a permanent building or infrastructure improvement.

SECTION IX. SITE PLAN.

A. The Project shall be developed in accordance with the site plan approved by the Township Board and signed by the Township Supervisor. The site plan shall provide appropriate measurements demonstrating compliance with Chapter 14 of the Zoning Ordinance. Engineering plans and/or 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 recognized, acceptable engineering standards and practices.

SECTION X. UTILITIES.

A. The Project shall be served with public water and public sewer at the developer's expense. The on-site water and sewer design and the connection to the public water and sewer systems shall be approved by the Township and the City of Grand Rapids prior to installation. Said improvements shall be consistent with the Sewer and Water Master Plans for Cascade Township.

B. The Developer shall provide all necessary easements within the Project for telephone, electricity, gas and cable television to the appropriate utility provider without cost. In the event the Township requires additional sewer and water service easements in the future, the Developer shall provide them at all reasonable locations. Said easements shall be recorded with the Kent County Register of Deeds and provided to each utility provider for their records.

SECTION XI. MISCELLANEOUS DEVELOPMENT REQUIREMENTS.

A. The applicant 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 site. This plan shall be reviewed and approved by the Township Engineer prior to commencing any building on the site.

B. The Township Planning Department shall receive all correspondence and permits from the Kent County Drain Commissioner regarding storm water disposal.

SECTION XII. 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 Director may require such guarantees at any time they deem necessary to insure completion of the improvements.

SECTION XIII. EFFECTIVE DATE.

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

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

YEAS: Boonenberg, Carpenter, Johnson, Julien, VanStrien

NAYS: Hansen, Henning

ABSENT: None

Brenda J. Henning

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 2nd day of December, 1992.

Brenda J. Henning

Cascade Charter Township Clerk