

## PUD Ordinance - Cascade Manor #4 of 1987

ORDINANCE NO. 4/1987

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE, ZONING MAP AND LAND USE MAP TO ESTABLISH THE **CASCADE MANOR** PLANNED UNIT DEVELOPMENT DISTRICT (now **GAYLORD HOUSE**)

CASCADE CHARTER TOWNSHIP ORDAINS:

### Section 1.

That the Planned Unit Development proposed by Cascade Christian Home, Inc., be, and the same is hereby approved, and Zoning Map, Land Use Map and Township Zoning Ordinance No. 2, of 1978 as amended are hereby amended so as to incorporate the proposal.

### Section 2.

The legal description of said Planned Unit Development:

That part of the W ½, SE ¼, Section 9, T6N, R10W, Cascade Township, Kent County, Kent County, Michigan, described as: Commencing at the S ¼ corner of said Section; thence East 280.4 feet along the South line of said Section to the centerline of Cascade Road; thence N36 degrees 55'W 207.24 feet along the centerline of Cascade Road to a point on the centerline of Cascade Road, which is 300.3 feet Northwesterly from the Northerly line of Orchard Street; thence N57 degrees 54'E (formerly described as N57 degrees 00' E) 511.5 feet to the PLACE OF BEGINNING of this description; thence N36 degrees 55'W 30.0 feet; thence N57 degrees 54'E 258.10 feet; thence N 82 degrees 18'50" E 72.98 feet; thence S 32 degrees 58'E 299.0 feet (formerly described as S31 degrees 30'E 282.48 feet to the North line of Orange Street (Orchard Street); thence S57 degrees 54' W 301.34 feet (formerly described as S 57 degrees 00'W 270.0 feet) to a point which is 511.5 feet N57 degrees 54'E from the centerline of Cascade Road; thence N36 degrees 55'W (formerly described as N34 degrees 00'W 300.3 feet to the place of beginning. Said parcel contains 2.34 acres. Subject to a non-exclusive right-of-way for ingress and egress over the Northeasterly 66 feet thereof. Also subject to and together with easements and restrictions of record.

### Section 3.

General Provisions: The following provisions shall hereby apply to the above described Planned Unit Development in addition to those provisions outlined in Section 13.11 of the Cascade Charter Township Zoning Ordinance No. 2, as amended through August 28, 1984.

#### Section 3.1

Permitted Uses: In this P.U.D. district no building or part thereof shall be erected, altered or used or any area of land in whole or in part used for other than any one or more of the following specific uses:

A 28 unit apartment complex and uses and structures accessory thereto as depicted on the Master Site Plan dated February 12, 1987.

#### Section 3.2

Development Standards:

Density – there shall be a maximum of 28 apartment units

Height – the maximum height of the building shall be 31 feet as measured from the average grade in the front of the building to the building peak.

Architecture – there shall be a minimum of thirty percent brick material comprising the exterior walls of the structure.

Site Plan Features – development shall be in accordance with ingress and egress, parking, lighting, landscaping and all other provisions and site improvements graphically depicted on the Master Site Plan of February 12, 1987.

Signs – the following exterior signs shall be permitted:

a. One identification sign provided that the sign surface does not exceed 32 s.f. and provided that it is located a minimum of 10 feet from the public road right of way.

b. Directional signs not to exceed four (4) s.f.

#### Section 4.

Staging: Development as outlined is conditioned upon approval for extensions of public water, sanitary sewer and storm sewer necessary to facilitate and support the development and the improvement of Orange Street to the easterly property line of the subject property. Final approval of the site plan is further subject to review by the Planning Director and Chapter 18 of the Cascade Charter Township Zoning Ordinance, No. 2 of 1978, as amended.

#### Section 5.

Subject to the approved Master Site Plan, February 12, 1987, Case #497.

#### Section 6.

Effective Date: This Ordinance shall become effective upon publication in a newspaper circulated within the Township of Cascade. The foregoing ordinance was offered by Board Member Carpenter, supported by Board Member Ellinger. The roll call vote being as follows:

YEAS: Burlingham, Carpenter, Champion, Ellinger, Hansen, Henning, Rowland.

NAYS: None

ABSENT: None

Brenda J. Henning, Clerk

Cascade Charter Township

#### 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 9<sup>th</sup> day of March, 1987.

Brenda J. Henning, Clerk

Cascade Charter Township