

PUD Ordinance - Glenwood Hills # 5 of 1986

CASCADE CHARTER TOWNSHIP
Kent County, Michigan
ORDINANCE NO. 5/1986
Glenwood Hills Office Park PUD

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE, ZONING MAP, AND LAND USE MAP TO ESTABLISH THE GLENWOOD HILLS OFFICE PARK PLANNED UNIT DEVELOPMENT.

THE CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1.

That the application of WW Engineering and Science Group for the Planned Unit Development as recommended by the Cascade Township Planning Commission on September 2, 1986 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 said Planning Commission recommendation.

Section 2.

Legal description of said Planned Unit Development includes:

That part of the NE $\frac{1}{4}$, Section 18, T6N, R10W, Cascade Township, Kent county, Michigan, described as: BEGINNING at a point on the East line of Section 18, which is N1 degree 46'38"W 66.0 feet from the E $\frac{1}{4}$ corner of Section 18; thence S 88 degrees 09'47"W 1332.29 feet along a line which is 66 feet North of and parallel with the South line of said NE $\frac{1}{4}$; thence N 1 degree 42'58"W 1637.05 feet along the West line of the E $\frac{1}{2}$ of said NE $\frac{1}{4}$; thence S 85 degrees 06'45"E 370.73 feet along the Southerly line of Highway I-96 R.O.W.; thence S 47 degrees 05'25"E 1353.55 feet along said Southerly line; thence S 1 degree 46'38"E 640.77 feet along the East line of Section 18 to the place of beginning. Subject to an easement for highway R.O.W. described as: BEGINNING at a point on the east line of Section 18, which is N 1 degree 46'38"W 66.0 feet from the E $\frac{1}{4}$ corner; thence S 88 degrees 09'47"W 33.0 feet; thence N 1 degree 46'38"W 51.78 feet; thence S 88 degrees 13'22"W 42.0 feet; thence N 1 degree 46'38"W 663.20 feet; thence S 47 degrees 05'25"E 105.49 feet; thence S 1 degree 46'48"E 640.77 feet along the East line of Section 18 to the place of beginning. This parcel contains 37.25 Acres, not including easements for highway R.O.W.

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:

Executive and administrative offices, data processing centers and business offices such as real estate, insurance, and non-profit organizations.

Professional offices, such as for doctors, dentists, lawyers, architects, engineers, and accountants.

Medical and dental laboratories and clinics.

Radio and television station, not including towers and antennas.

Funeral homes, not including crematories, subject to the following restrictions:

a. Sufficient off-street automobile parking and assembly area shall be provided for vehicles to be used in funeral processions. The assembly area shall be provided in addition to otherwise required off-street parking area.

b. Loading and unloading areas used by ambulances, hearse, or other such service vehicles shall be obscured from view with an opaque fence or wall not less than six feet in height.

Publicly owned buildings, exchanges, and public utility offices not including storage yards, maintenance facilities, substations, regular stations, and materials handling facilities.

Banks, credit unions, savings and loan institutions, including drive-in facilities.

Section 3.2

Development Standards:

There shall be a maximum number of nine lots to be platted and developed in general accord with the approved Master Development Plan. No more than one principal building may be erected on each parcel.

There shall be provided a private cul-de-sac or other suitable means of maneuvering area for emergency vehicles at a common access point to Lots 1 A and 1 B.

Drainage and Flood Plain: A 40 foot drainage and easement across the property shall be maintained in open condition or as modified and approved by the Kent County Drain Commission. No structures shall be erected below the elevation of 725.0 feet. No fill shall be placed below existing contour elevation 720, except that minor encroachments may be offset by balancing cuts.

Ingress and Egress: Driveway openings onto the public and private streets shall not be permitted at an interval of less than 200 feet. In the case of Lots 4 A (Lot 5#2) and 4B (Lot 4 of #1) and 4 B (Lot 4 #1) and 5 A (Lot 3 #1) where it would not be possible to maintain the 200 foot spacing if the lots are developed separately, joint access will be required. Joint access is required between lot 1 A (Lots 6 and 7 Glenwood #2) and 1 B to provide for required emergency vehicle maneuvering area.

Main access to the development shall be provided as shown on the approved Master Development Plan by a public road built to County Road Commission standards and

include appropriate tapers for ingress and egress to and from Kraft Avenue as determined by the Kent County Road Commission.

The required yard and area regulations are as follows:

1. Front Yard: The minimum distance from any building to the right of way line shall be 50 feet. No vehicle parking shall be permitted within the first 10 feet thereof along public R.O.W. No vehicle parking shall be provided within the first 20 feet thereof along the private R.O.W.

2. Side Yard: The minimum distance from any building to the side property line shall be 25 feet. The first 10 feet as measured from the side property line shall be permanently landscaped.

3. Rear Yard: The minimum rear yard area for lots lying adjacent to the I-96 Expressway shall be 25 feet. All of which shall include berming and suitable permanent landscape plantings.

- The minimum rear yard area for lots abutting the I-1 zone shall be 35 feet. All of which shall be devoted to permanent landscape area.

- The minimum rear yard for all other lots shall be fifty feet. A minimum of 20% thereof shall be permanently landscaped and maintained.

Height: No buildings shall exceed three stories in height.

The required parking ratios shall be as follows:

- zero (0) square feet of parking for each square foot of internal garage or mechanical area.

- One (1) square feet of parking for each square foot of lab, print shop and storage area.

- Two (2) square feet of parking for each square foot of office area including conference rooms, reception area and miscellaneous areas.

Landscaping: All yard areas with the exception of paved driveways, parking spaces and walkways shall be used exclusively for landscaping, including trees, shrubs, lawns, and ornamental features. All landscaping to be completed within six months after occupancy.

Signs: The following exterior signs shall be permitted:

- a. One wall sign on each main building, provided that the sign surface does not exceed 100 square feet.
- b. One business sign for each building, provided that the sign surface does not exceed 32 square feet and provided that it is located a minimum of 20 feet from the public or private street R.O.W.
- c. Directional signs not to exceed 4 square feet.

All existing structures located on the property as described including buildings and signs shall be removed from the property and are hereby made a condition of final plat approval of the proposed Glenwood Hills Office Park.

Section 4.

Staging: Development as outlined above is conditioned upon the approval of a Final Plat in accordance with the State Plat Act. Approval of individual site plans is further subject to the provisions of Chapters 17 and 18 of the Cascade Charter Township Zoning Ordinance No. 2, of 1978 as amended.

Section 5.

Subject to the Approved Master Development Plan, Case #458A.

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 Ellinger, supported by Board Member Hansen. 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 1st day of October, 1986.

Brenda J. Henning, Clerk

Cascade Charter Township

