

PUD Ordinance - Highridge #16 of 2000

CASCADE CHARTER TOWNSHIP

Ordinance #16 of 2000

AN ORDINANCE TO AMEND ORDINANCE #4 OF 1989, THE **HIGHRIDGE CONDOMINIUMS** PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendments to the Highridge Condominiums PUD Ordinance

Section II of the Ordinance shall be amended in order add the following legal descriptions:

N 245 FT OF E 335 FT OF SWFRL $\frac{1}{4}$ ALSO S 290 FT OF N 535 FT OF E 500 FT OF SWFRL $\frac{1}{4}$.

N 245 FT OF W 165 FT OF E 500 FT OF SWFRL $\frac{1}{4}$.

THAT PART W $\frac{1}{2}$ SE $\frac{1}{4}$ LYING N OF A LINE BEING 1695 FT N FROM S SEC LINE 7 W OF A LINE WHICH IS 260 FT NWLY FROM & PAR WITH FOL DESC LINE – COM 1695 FT N & 410 FT E FROM S $\frac{1}{4}$ COR TH NELY TO PT OF ENDING ON E & W $\frac{1}{4}$ WHICH IS 511.40 FT E FROM CEN OF SEC ALSO PART SE $\frac{1}{4}$ COM 1695 FT N & 150 FT E FROM S $\frac{1}{4}$ COR TH W 150 TH S TO NLY LINE OF STL US16 RELOCATED TH NELY TO BEG EX THAT PART LYING S OF S $\frac{1}{8}$ LINE.

Section IV of the Ordinance (the first paragraph) shall be amended to read as follows:

The Premises occupies a 30.9 acre tract of land that may be developed in phases over a period of time. The Premises will not contain more than 95 residential dwelling units that will be sold as individual condominiums.

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

A. Maximum Number of Residential Units – The maximum number of residential units shall be limited to 95 units.

H. Development Entrance – The Premises shall be served by two (2) entrances onto Burton Street meeting Kent County Road Commission standards. The West entrance drive shall be allow for all turning movements into and out of the development. The East entrance drive shall allow for all turning movements into and out of the. Said improvement shall be completed to the satisfaction of the Kent County Road Commission and the Township Engineer. Furthermore the East entrance drive will also serve as the entrance drive for all heavy construction vehicles during the construction of the remaining condominium units, with the exception of unit #7 (the first building in the next phase) which shall be allowed to use the existing West entrance road for construction vehicles. Construction vehicles shall be prohibited from using the West entrance road.

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

D. The developer shall be responsible to pay an amount equal to the total cost of design and construction of a 5-foot wide, concrete sidewalk along their entire Burton Street frontage and also including the area East of their road frontage to the centerline of

Spaulding Ave extended. The total cost shall be estimated by the developer and reviewed by the Township. This amount shall be deposited by the developer with the Township and will be held in escrow. The escrowed amount shall be used by the Township to design and construct a 10-foot wide, non-motorized trail along the development frontage when the Township Board deems appropriate. The developer shall also provide the Township with any easements necessary for the construction of the non-motorized trail.

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 #4 of 1989, except as otherwise expressly amended herein, shall remain in full force and effect.

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

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

NAYS:

ABSENT:

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 18th day of October 2000.

Marlene Kleinheksel

Cascade Charter Township Clerk