

PUD Ordinance - LeTourneau #6 of 1989

CASCADE CHARTER TOWNSHIP

Ordinance #6 of 1989

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE H. LOUIS LETOURNEAU PLANNED UNIT DEVELOPMENT PROJECT

Cascade Charter Township ordains:

Section I. An amendment to the Cascade Charter Township Zoning Ordinance.

That the application received from H. Louis LeTourneau or its assigns (hereafter referred to as the "developer") for Planned Unit Development designation for the proposed Pension Concepts, Inc. office building (hereinafter referred to as the "Premises") was recommended by the Cascade Charter Township Planning Commission for approval on April 17, 1989. The Premises is recommended for rezoning from its former zoning classification thereby requiring this amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendation and the Cascade Township Board action on April 26, 1989.

Section II. Legal Description

The legal description of the Premises is as follows:

That part of the West ½ of the Northwest ¼ of Section 20, town 6 North, Range 10 West, described as the North 180 feet of the West 271 feet thereof, subject to an easement over the West 33 feet thereof for highway purposes, and further subject to an easement over the North 66 feet thereof for purposes of ingress and egress to those lands lying in the West ½ of the Northwest ¼ of said Section 20 East of the East line of said described property.

AND

That part of the West ½ of the Northwest ¼ of Section 20, Town 6 North, Range 10 West, described as: Commencing 180 feet South of the Northwest corner of said Section; THENCE Easterly parallel with the North line of said Section 271 feet; THENCE South parallel with the west line of said Section 181.18 feet; THENCE South 45 Degrees 01' West 57.15 feet; THENCE South 58 Degrees 40' West 270 feet to the West line of said Section; THENCE North 365 feet to the place of beginning.

Section III. General Provisions

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

Section IV. Permitted Use

The permitted use for the H. Louis LeTourneau PUD shall be limited to one (1) 2,500 square foot office building which will house Pension concepts, Inc.

Section V. Design Standards

For the purposes of this PUD, only one (1) building containing not more than 2,500 square feet shall be permitted. The following design standards shall apply within the H. Louis LeTourneau PUD.

A. Area Regulations

1. The building shall be setback from the street right-of-way a minimum of 80 feet.
2. The side yard setbacks shall in no case be less than 150 feet.
3. The rear setback shall in no case be less than 110 feet.

B. Height Regulations

The building shall not exceed the height of thirty-five (35) feet as measured in accordance with the Cascade Charter Township Zoning Ordinance.

C. Off Street Parking and Loading Areas

1. All employee parking shall be provided on-site and not on any streets. Such parking areas shall be surfaced prior to occupancy with bituminous concrete or asphalt. Driveways shall be constructed with materials equal to or better than the requirements established by the Kent County Road Commission.
2. Driveways, parking and loading areas shall have curb and gutter. The curb and installation shall be consistent with the requirements established by the Kent County Road Commission.
3. The off-street parking area shall be drained so as to prevent drainage onto abutting properties unless there is a common drainage system shared by all the abutting properties.
4. Any lighting fixtures used to illuminate off-street parking shall be so arranged as to reflect the light away from adjacent properties, streets or highways.

D. Parking Requirements

1. Off-street parking for the Premises shall accommodate 12 vehicles.
2. Each off-street parking space for automobiles shall be a minimum of 180 square feet in area, with a minimum width of nine (9) feet, exclusive of access drives or aisles. There shall be provided a minimum access drive of twenty (20) feet in width, and where a turning radius is necessary, it shall be of such an arc as to reasonably allow an unobstructed flow of vehicles. Parking aisles shall be of sufficient width to allow a minimum turning movement into and out of parking spaces. All parking shall be 90 degree parking with a minimum aisles width of 24 feet.

E. Signs

No signs shall be placed on the Premises except those specifically permitted below:

1. One (1) freestanding sign containing no more than sixty-four (64) square feet in sign area. The sign must be ground mounted, shall not exceed a height of five (5) feet, and shall be setback a minimum of twenty-five (25) feet from any lot line.

2. One (1) wall sign not to exceed fifty (50) square feet in total area. Or, one (1) awning/canopy sign not to exceed thirty-two (32) square feet in total sign area.

3. Directional signs, provided each sign does not exceed five (5) square feet.

4. One (1) construction sign, not to exceed thirty-two (32) square feet in sign area. Such sign may be erected thirty (30) days prior to beginning of construction and shall be removed thirty (30) days following completion of construction.

Section VI. Greenbelt and Landscaping Requirements

A. Minimum Greenbelt and Landscaping Requirements

For the purposes of screening the Premises, the Developer shall provide greenstrips and landscaping materials consistent with the requirements set forth below:

A minimum greenstrip of thirty (30) feet shall be provided along the Kraft Avenue right-of-way and a minimum greenstrip of fifteen (15) feet shall be provided along all other property lines. The minimum landscape materials per 100 lineal feet shall be as follows:

2 Canopy Trees

4 Understory Trees

6 Shrubs

Greenstrips shall be located along the outer perimeter of the Premises to the logical extent possible. Any existing plant material which satisfies the requirements of this section may be counted toward satisfying their respective landscape requirement for the lineal feet in which they occupy. It cannot be credited towards areas that have no significant stands of trees. The developer is urged to maintain, to the extent possible, all of the existing site landscaping.

B. Minimum Plant Size Requirements

For the purposes of this development, all landscaping materials shall meet the following minimum size standards:

Plant Type Size

Canopy Tree 2-1/2 inch caliper

Ornamental Tree 1-1/2 inch caliper

Evergreen Tree 6 feet

Shrubs 24-36 inches

All plant species listed in Section 20.11 of the Cascade Township Zoning Ordinance shall not be credited as meeting the landscape requirements contained in this ordinance.

C. Other Landscape Requirements

1. 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.
2. 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.
3. The Township shall require that the applicant provide a performance guarantee in the form of a performance bond, letter of credit, or certified check in an amount equal to the estimated cost of the required landscaping improvements. Such guarantee shall be deposited with the Township Clerk at the time of the issuance of the permit authorizing the activity to insure faithful completion of the improvements indicated on the approved site plan.

Section VII. Site Plan

The H. Louis LeTourneau PUD shall be subject to all site plan items depicted on the site plan approved by the Township Board and signed by the Township Supervisor on April 26, 1989.

Section VIII. Special Assessment District

A. District Agreement – The developer and/or property owner agrees to the imposition of a special assessment for the construction of a public sanitary sewer to serve the above described property. Until such time as the Special Assessment District is created and the sanitary sewer installed, the developer may utilize an on-site septic system provided all necessary approvals are obtained from the necessary County and State agencies.

B. District Agreement Limitation – The agreement in as much as it deals in part with the establishment of a Special Assessment District under Act 188 of 1954, as amended, is not a waiver of any developer and/or property owner, or his assigns, right to contest the confirmation of any special assessment roll as provided in the Act.

Section XIX. Agreement

This Agreement is permanent in nature, shall run with the land and shall be binding upon the developer and all subsequent owners of the land and may not be terminated or set aside without prior written consent of the Township.

Section X. Effective Date

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

THE FOREGOING ORDINANCE WAS OFFERED BY BOARD MEMBER ROWLAND, SUPPORTED BY BOARD MEMBER HENNING. THE ROLL CALL VOTE BEING AS FOLLOWS:

Yeas: Carpenter, Champion, Ellinger, Hansen, Henning, Rowland.

Nays:

Absent: Parrish

Brenda J. Henning

Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing document to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the 26th day of April, 1989.

Brenda J. Henning

Cascade Charter Township Clerk