

## PUD Ordinance - New England Hospitality #16 of 1987

CASCADE CHARTER TOWNSHIP

ORDINANCE #16 OF 1987

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE, ZONING MAP AND LAND USE MAP TO ESTABLISH THE NEW ENGLAND HOSPITALITY PLANNED UNIT DEVELOPMENT

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1.

That the application of New England Hospitality Corporation for Planned Unit Development designation as recommended by the Cascade Township Planning Commission on October 5, 1987, be approved, thereby amending the Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission recommendation.

Section 2.

Legal Description:

The legal description of the Planned Unit Development is as follows:

Part of the N.E. ¼ Com at E ¼ cor the N 1 D 46M 30S W along E sec line 1128.72 ft to NELY line of hwy I-96/300 ft wide/the N 47D 05M 25S W along nely line of SD hwy 105.49 ft to a pt on W line.

Of Kraft Ave. & beg of this desc – th N 47D 05M 25S W along nely line of SD hwy 1288.12 ft N 88D 20M 05S E 385.63 ft th S 1D 46M 30S E 335.87 ft th N 88d 05M 15S E 230.47 ft th sely.

39.90 ft along a 226.92 ft rad curve to rt/long chord bears S 86D 52M E 39.85 ft/th S 81D 50M 04S E 176.58 ft th sely 39.83 ft along a 174.73 ft rad curve to rt/long chord bears S.

75 D 18M 17S E 39.74 ft/th sely 49.33 ft along a 122.88 ft rad curve to lt/long chord bears S 80D 16M 30S E 49.00 ft/to W line of Kraft Ave. thn S 1D 46M 30S E along W line of SD ave.

Section 3.

General Provisions:

The following provisions shall 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 Planned Unit Development (hereafter abbreviated P.U.D. ) district, no building or part thereof or any area of land, in whole or in part, shall be used or altered for any use other than the following specific uses:

Forty (40) unit motel

One (1) 19,560 square foot office/conference building. Approximately 5,270 square feet of gross leasable floor area of this office/conference building shall be used exclusively by the motel for conference and meeting room facilities.

## Section 3.2

### Development Standards:

**Access:** Access to the PUD shall be provided by one (1) shared ingress/egress driveways. This driveway shall be provided as shown on the Approved Site Plan dated October 5, 1987. A deceleration lane shall be provided by New England Hospitality Corporation to maintain adequate levels of service on Kraft Avenue with design approval from the Kent County Road Commission.

**Storm Drainage and Erosion Control:** The PUD shall connect to an existing temporary storm drainage basin located at the western portion of the legally described land in Section 2 of this Ordinance. The temporary storm drainage basin shall be maintained by New England Hospitality Corporation, or its successors, as required and approved by the Kent County Drain Commissioner.

During the construction phase, soil erosion measures, as required under the State of Michigan Soil Erosion and Sedimentation Act (P.A. 347 of 1972) shall be provided and as a minimum shall include the development of a temporary berm around the property's southwestern perimeter to keep sedimentation and runoff from reducing the capacity or efficiency of the temporary storm drainage basin.

**C. Setback Requirements:** The required yard regulations are as follows:

1. Front Yard – The minimum building setback shall be one hundred (100) feet, with a minimum of thirty (30) feet measured from the front lot line permanently landscaped and maintained.
2. Side Yard – The minimum side yard shall be twenty-five (25) feet, with a minimum of ten (10) feet measured from the side lot line permanently landscaped and maintained.
3. Rear Yard – The minimum rear yard shall be fifty (50) feet, with a minimum of ten (10) feet measured from the rear lot line permanently landscaped and maintained.

**D. Height:** No building shall exceed a height of three stories or 35 feet above the average grade at the front of the building.

**E. Parking:** The minimum parking area for the PUD shall be as follows:

1. Motel – One (1) parking space per unit plus one (1) per employee.
2. Office – Two (2) square feet of parking to one (1) square foot of gross floor area.

Each parking space shall contain an area no less than 180 square feet, exclusive of access driveways or aisles, and shall be a minimum of nine (9) feet in width.

F. 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. The minimum amount and location of landscaping required for the proposed PUD shall abide by the approved landscaping schedule and landscaping plan approved by the Cascade Township Planning Commission dated October 5, 1987.

G. Signs: The development shall be permitted the following signs:

1. One (1) identifying sign with a sign surface no larger than thirty-two (32) square feet at the location so indicated on the approved site plan dated October 5, 1987. This sign may be ground level provided it does not create a traffic safety hazard in the opinion of the Township Planner and is setback a minimum of twenty-five (25) feet from the property line(s).

2. One (1) permanent sign with a sign surface not to exceed 125 square feet. This sign may not exceed thirty-five (35) feet in height.

#### Section 4.

Staging: Development as outlined above is conditioned upon the approval of its site plan pursuant to the provisions of Chapters 17 and 18 of the Cascade Charter Township Zoning Ordinance No. 2 of 1978 as amended.

#### Section 5.

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.

Witnessed by:

Michael VanGessel John Wheeler

Barbara E. Waits New England Hospitality Corp.

Its President

Cascade Charter Township

Wendell G. Champion

Its Supervisor

#### 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 Carpenter. The roll call vote being as follows:

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

NAYS: None

ABSENT: Henning

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 12th day of October, 1987.

Brenda J. Henning, Clerk

Cascade Charter Township