

## PUD Ordinance - Signature Inns #15 of 1987

CASCADE CHARTER TOWNSHIP

ORDINANCE #15 OF 1987

AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE, ZONING MAP AND LAND USE MAP TO ESTABLISH THE SIGNATURE INNS PLANNED UNIT DEVELOPMENT

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1.

That the application of Signature Inns 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:

Parcel A

That part of the NE  $\frac{1}{4}$  of Section 18, T6N, R10W, Cascade Township, Kent County, Michigan described as follows: Commencing at a point on the East line of said Section 18, said point being N 1 degree, 46'30"W 1128.72 feet from the SE corner of said NE  $\frac{1}{4}$ ; thence N 47 degrees 05' 25"W 1393.61 feet along a line 150 feet Northeasterly of, measured at right angles, and parallel with the survey centerline of Interstate 96 (formerly Highway US 16) to the point of beginning; thence N 1 degree 39'55" W 418.38 feet; thence N 88 degrees 20'05" E 346.63 feet along a line 110.0 feet South of and parallel with the survey centerline of 28th Street to the East line of the West 686.0 feet of the E  $\frac{1}{2}$ , NE  $\frac{1}{4}$ , of said Section 18; thence Northerly 35.0 feet along said East line; thence N 88 degrees 20'05"E 73.90 feet along a line 75.0 feet South of and parallel with the survey centerline of 28th Street; thence S 1 degree 46'30"E 185.00 feet; thence S 18 degrees 13'30"W 21.34 feet; thence S 1 degree 46'30"E 148.32 feet; thence S 88 degrees 20'05"W 414.06 feet parallel with the survey centerline of 28th Street to the point of beginning.

Parcel B

That part of the NE  $\frac{1}{4}$  of Section 18, T6N, R10W, Cascade Township, Kent County, Michigan described as follows: Commencing at a point on the East line of said Section 18, said point being N 1 degree 46'30"W 1128.72 feet from the SE corner of said NE  $\frac{1}{4}$ ; thence N 47 degrees 05'25"W 1393.61 feet along a line 150 feet Northeasterly of, measured at right angles, and parallel with the survey centerline of Interstate 96 (formerly Highway US 16); thence N 88 degrees 20'05"E 414.06 feet parallel with the survey centerline of 28th Street to the point of beginning; thence N 88 degrees 20'05"E 195.30 feet; thence N 1 degree 46'30"W 453.38 feet along the West line of the East 381.50 feet of said NE  $\frac{1}{4}$ ; thence S 88 degrees 20'05"W 188.00 feet along a line 75.00 feet South of and parallel with the survey centerline of 28th Street; thence S 1 degree 46'30" East 185.00 feet; thence S 18 degrees 13'30"W 21.34 feet; thence S 1 degree 46'30"E 248.32 feet to the point of beginning.

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

In this Planned Unit Development (hereinafter 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 use:

Parcel A. A One-Hundred Forty (140) unit hotel/motel.

Parcel B. A free-standing restaurant not to exceed 10,000 square feet, designed and constructed with compatible materials with the hotel/motel.

### Section 3.2

Development Standards:

Storm Drainage and Erosion Control: The PUD shall connect to an existing temporary storm drainage basin located at the western portion of the property, located south of the subject PUD. The PUD shall provide for on-site storm water retention for all areas of new construction in a manner approved by the Township Engineer and the Kent County Drain Commissioner.

During the new 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 south and west perimeters to keep sedimentation and runoff from new construction from reducing the capacity or efficiency of the temporary storm drainage basin.

Setback Requirements: The required yard regulations are as follows:

1. Front Yard – The minimum building setback for the motel porte cochere (canopy) shall be twenty-five (25) feet. The remaining portions of the motel shall be setback a minimum of fifty (50) feet. The restaurant shall be setback at least one-hundred (100) feet. The 28th Street right-of-way shall be landscaped by the applicant consistent with their approved landscape plan.
2. Side Yard – The minimum side yard for the motel shall be twenty-five (25) feet, with a minimum of ten (10) feet measured from the side lot line permanently landscaped and maintained. The restaurant shall have a combined minimum side yard setback of fifty (50) feet, with a minimum of ten (10) feet on each side. The side lot line shall be permanently landscaped in accordance to approved landscape plans.
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.

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

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

Motel – One (1) parking space per unit plus one (1) per employee.

Restaurant – A minimum of one-hundred forty (140) parking spaces.

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.

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. Landscaping materials within the 28th street right-of-way shall be from the approved plant material listed from the Michigan Department of Transportation.

Signs: The development shall be permitted the following signs:

4. One (1) expressway sign not to exceed a height of fifty-nine (59) feet, containing up to 320 square feet of sign area on each side.

5. Two (2) identification signs, one for each permitted use, each not to exceed thirty-two (32) square feet of sign area on each side. The hotel/motel sign shall be a ground level sign, while the restaurant sign may be a ground level sign. The ground level sign(s) shall not create a traffic safety hazard in the opinion of the Township Planner and shall have a minimum setback of fifteen (15) feet from the front property line.

6. Two (2) wall signs, one for each permitted use, each not to exceed one-hundred (100) square feet of sign surface area.

7. Directional signs, not to exceed twelve (12) square feet of sign area on each side.

#### 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.

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 Burlingham, supported by Board Member Carpenter. The roll call vote being as follows:

YEAS: Burlingham, Carpenter, Champion, Ellinger, Hansen, Henning, and 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 14th day of December, 1987.

Brenda J. Henning, Clerk

Cascade Charter Township