

## PUD Ordinance - Thornapple Centre #7 of 1993

CASCADE CHARTER TOWNSHIP

Ordinance #7 of 1993

AN ORDINANCE TO AMEND ORDINANCE 3 OF 1992, THE THORNAPPLE CENTRE PLANNED UNIT DEVELOPMENT PROJECT.

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendments to the Thornapple Centre PUD Ordinance

Delete Section VIII(A)(1) of Ordinance #3 of 1992 as follows:

1. A single-family residential development (single-family detached) which shall contain no more than 13 residential dwellings on 13 lots or site condominium units.

Add a new Section VIII(A)(1) as follows:

1. A single family residential development (single-family detached) which shall contain no more than 16 residential dwellings on 16 lots or site condominium units.

Delete Section VIII(D) of Ordinance #3 of 1992 as follows:

The single-family residential development shall be developed as generally shown on the approved PUD site plan dated February 26, 1992.

Add a new Section VIII(D) as follows:

The single-family residential development shall be developed as generally shown on the approved PUD site plan dated April 14, 1993.

Delete Section IX( C ) of Ordinance #3 of 1992 as follows:

Individual site plans for each commercial building in the Phase Two – commercial development shall be reviewed and approved by the Cascade Township Planning Department Staff prior to construction. Each site plan shall contain the information required in Chapter 21 of the Cascade Charter Township Zoning Ordinance.

Add a new Section IX ( C ) as follows:

Individual site plans for each commercial building in the Phase Two – commercial development shall be reviewed and approved by the Cascade Township Planning Commission prior to construction. Each site plan shall contain the information required in Chapter 21 of the Cascade Charter Township Zoning Ordinance.

Delete Section IX (G) (3) paragraph 1 of Ordinance #3 of 1992 as follows:

All interior areas that are not devoted to parking or buildings shall be landscaped in the following manner: Unless otherwise approved by the Cascade Township Planning Department Staff, for every 1000 square feet of required landscape area, the applicant shall provide 5 plant units of landscaping.

Add a new Section IX(G)(3) paragraph 1 as follows:

All interior areas that are not devoted to parking or buildings shall be landscaped in the following manner: Unless otherwise approved by the Cascade Township Planning Department Staff, for every 500 square feet of required landscape area, the applicant shall provide 5 plant units of landscaping.

Delete Attachment "A" of Ordinance #3 of 1992 as follows:

Existing "Legal Description of the "Premises"

Add a new Attachment "A" as follows:

Amended "Legal Description of the Premises"

Delete Attachment C" of Ordinance #3 of 1992 as follows:

Existing "Legal Description of the Phase Two – Single Family Residential Development"

Add a new Attachment "C" as follows:

Amended "Legal Description of the Phase Two – Single Family Residential Development"

Delete Attachment "D" of Ordinance #3 of 1992 as follows:

Existing "Legal Description of the Phase Two – Commercial Development"

Add a new Attachment "D" as follows:

Amended "Legal Description of the Phase Two – Commercial Development"

## Section 2. Effective Date

This Ordinance 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 Ordinance #3 of 1992, except as otherwise expressly amended herein, shall remain in full force and effect.

The foregoing Ordinance amendments were offered by Board Member Carpenter, supported by Board Member Boonenberg. The roll call vote being as follows:

YEAS: Boonenberg, Carpenter, Hansen, Henning, Johnson, Julien, VanStrien

NAYS: None

ABSENT: None

ABSTAIN: None

ORDINANCE DECLARED ADOPTED.

Brenda J. Henning

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 14th day of April, 1993.

Brenda J. Henning

Cascade Charter Township Clerk

Attachment A (Revised 4-14-03)

Legal Description of the Premises

That part of the S ½, Section 9, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the S ¼ corner of Section 9; thence N 02 degrees 50'41" W 401.78 feet along the N-S ¼ line of said Section 9 to a point on the centerline of Cascade Road; thence Northwesterly 244.08 feet along said centerline and a 5729.65 foot radius curve to the right, the central angle being 02 degrees 26'27", the chord bearing N 33 degrees 40'28"W 244.06 feet to the POINT OF BEGINNING; thence Northwesterly 145.96 feet along said centerline and a 5729.65 foot radius curve to the right, the central angle being 01 degrees 27'34" the long chord bearing N 31 degrees 43'27" W 145.95 feet; thence N 30 degrees 59'40" W 868.97 feet along said centerline of Cascade Road to a point being S 30 degrees 59'40"E 217.30 feet along the centerline of said road from the South line of Cascade School Brook Plat extended East; thence N 81 degrees 50'20"E 279.00 feet; thence N 08 degrees 20'10"W 165.00 feet to the South line of the North 57.0 acres of the SW ¼, said Section 9; thence N 87 degrees 25'00"E 343.53 feet along the South line of the North 57.0 acres, said SW ¼, to a point S 02 degrees 50'30"E 964.50 feet along the North-South ¼ line from the center of Section 9; thence S 61 degrees 10'10"E 496.28 feet; thence N 58 degrees 04'45" E 179.80 feet; thence N 37 degrees 21'15"E 376.70 feet to the SW corner of Lot 11 of Oak Brook Valley, a recorded plat in Kent County, Liber 63, Page 10; thence N 85 degrees 28'00"E 128.23 feet along the South line of Lot 11 to the SW corner of Lot 10 of said plat; thence S 11 degrees 25'00" E 25.00 feet along the west line of said Lot 10 extended Southerly, thence N 74 degrees 58'10"E 145.17 feet to the East line of said Lot 10 extended Southerly, thence N 14 degrees 47'00"W 25.0 feet along said extended East lot line to SE corner of said Lot 10; thence N 78 degrees 11'00"E 113.29 feet along the South line of Lot 9 of said plat to the SW corner of Lot 8 of said Plat; thence S 86 degrees 06'00"E 122.02 feet along the South line of said Lot 8 to the East 1/8 line of said Section; thence S 03 degrees 15'00"E 369.02 feet along said east 1/8 line to a point that is S 03 degrees 15'E 1174.24 feet from the E-W ¼ line; thence N 82 degrees 10'04"E 61.83 feet; thence S 37 degrees 54'29"E 400.19 feet; thence S 50 degrees 11'25"W 193.26 feet thence Northwesterly 56.67 feet along a 259.73 foot radius curve to the left, the central angle being 12 degrees 30'06", the long chord bearing N 49 degrees 46'43"W 56.56 feet; thence N 56 degrees 01'45" W 217.70 feet; thence S 29 degrees 25'35"W 584.50 feet; thence N 60 degrees 34'19"W 172.87 feet; thence S 62 degrees 54'31"W 601.63 feet; thence N 33 degrees 31'16"W 200.00 feet; thence S 62 degrees 54'22" W 290.27 feet to the point of beginning. Subject to a highway Right of Way for Cascade Road over the Southwesterly 60.00 feet thereof.

Attachment C (Revised 4-14-93)

## Legal Description of The Phase Two – Single Family Residential Development

That part of the S 1/2, Section 9, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the S 1/4 corner of Section 9; thence N 02 degrees 50'41" W 401.78 feet along the N-S line of said Section 9 to a point on the centerline of Cascade Road; thence Northwesterly 44.11 feet along said centerline and a 5729.65 foot radius curve to the right, the central angle being 00 degrees 26'28", the chord bearing N 34 degrees 40'27"W 44.11 feet; thence N 62 degrees 54'31"E 892.13 feet to the point of beginning; thence N 33 degrees 13'01"W 727.48 feet; thence N 58 degrees 04'45"E 179.80 feet; thence N 37 degrees 21'15"E 376.70 feet to the SW corner of Lot 11 of Oak Brook Valley, a recorded plat in Kent County, Liber 63, Page 10; thence N 85 degrees 28'00"E 128.23 feet along the South line of Lot 11 to the SW corner of Lot 10 of said plat; thence S 11 degrees 25'00"E 25.00 feet along the West line of said Lot 10 extended Southerly, thence N 74 degrees 58'10"E 145.17 feet to the east line of said Lot 10 extended Southerly; thence N 14 degrees 47'00"W 25.00 feet along said extended East lot line to SE corner of said Lot 10; thence N 78 degrees 11'00"E 113.29 feet along the South line of Lot 9 of said plat to the SW corner of Lot 8 of said Plat; thence S 86 degrees 06'00"E 122.02 feet along the South line of said Lot 8 to the east 1/8 line of said Section; thence S 03 degrees 15'00"E 369.02 feet along said East 1/8 line to a point that is S 03 degrees 15'E 1174.24 feet from the E-W 1/4 line; thence N 82 degrees 10'04"E 61.83 feet; thence S 37 degrees 54'29"E 400.19 feet; thence S 50 degrees 11'25"W 193.26 feet; thence Northwesterly 56.67 feet along a 259.73 foot radius curve to the left, the central angle being 12 degrees 30'06", the long chord bearing N 49 degrees 46'43"W 56.56 feet; thence N 56 degrees 01'45"W 217.70 feet; thence S 29 degrees 25'35"W 584.50 feet; thence N 60 degrees 34'19"W 172.87 feet.

Attachment D (Revised 4-14-93)

## Legal Description of The Phase Two – Commercial Development

That part of the S 1/2, Section 9, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the S 1/4 corner of Section 9; thence N 02 degrees 50'41"W 401.78 feet along the N-S 1/4 line of said Section 9 to a point on the centerline of Cascade Road; thence Northwesterly 244.08 feet along said centerline and a 5729.65 foot radius curve to the right, the central angle being 02 degrees 26'27", the chord bearing N 33 degrees 40'28"W 244.06 feet to the POINT OF BEGINNING; thence northwesterly 145.96 feet along said centerline and a 5729.65 foot radius curve to the right, the central angle being 01 degrees 27'34", the long chord bearing N 31 degrees 43'28"W 145.95 feet; thence N 30 degrees 59'40"W 868.97 feet along said centerline of Cascade Road to a point being S 30 degrees 59'40"E 217.30 feet along the centerline of said road from the South line of Cascade School Brook Plat extended East; thence N 81 degrees 50'20"E 279.00 feet; thence N 08 degrees 20'10"W 165.00 feet to the South line of the North 57.0 acres of the SW 1/4, said Section 9; thence N 87 degrees 25'00"E 343.53 feet along the South line of the North 57.0 acres, said SW 1/4, to a point S 02 degrees 50'30"E 964.50 feet along the North-South 1/4 line from the center of Section 9; thence S 61 degrees 10'10"E 496.28 feet; thence S 33 degrees 13'01"E 727.48 feet; thence S 62 degrees 54'31"W 601.63 feet; thence N 33 degrees 31'16"W 200.00 feet; thence S 62 degrees 54'22"W 290.27 feet to the point of beginning. Subject to a highway Right of Way for Cascade Road over the Southwesterly 60.00 feet thereof.