

## PUD Ordinance - Thornapple Centre #13 of 1994

CASCADE CHARTER TOWNSHIP

Ordinance #13 of 1994

AN ORDINANCE TO AMEND ORDINANCE 3 OF 1992, AND ORDINANCE 7 OF 1993, THE THORNAPPLE CENTRE PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendments to the Thornapple Centre PUD Ordinance

Add a new Section IX(D)(6)(f) under The following signs are permitted as follows:

f. The following signs shall be permitted within the portion of the development owned by Daane's (See Attachment E – "Legal Description for Daane's Property):

Sign Type Sign Size

1 Ground Mounted Identification Sign 50 square feet

(for project)

1 Nameplate per tenant 8 square feet

1 Temporary Sign (sale or lease type) 32 square feet

Directional Signs 5 square feet each

Wall Signs Sign Area to be determined by approved elevation drawings dated 3-10-94 and attached as Attachment F.

NOTES:

1) There shall be no individual freestanding signs for any single tenant within the Daane's property.

2) Wall signs shall consist of only individual letters and logos applied to the building within the allotted sign area.

Delete Section IX(D)(8) of Ordinance #3 of 1992 as follows:

The maximum height of any building within this development shall be 2 stories or 25 feet from grade as defined in the Cascade Charter Township Zoning Ordinance, whichever is less.

Add a new Section IX(D)(8) as follows:

The maximum height of any building within this development shall be 2 stories or 25 feet from grade as defined in the Cascade Charter Township Zoning Ordinance, whichever is less. The following are approved exceptions to this requirements:

Clock Tower 47 feet

Roof over the Daane's entry 29 feet

Tower in front of the Daane's building 40 feet

These exceptions are depicted on the approved elevation drawings dated February 7, 1994.

Add a new Section IX(D)(7) (c )as follows:

c. The lighting for the Daane's portion of the project (Attachment E) shall not exceed the following requirements:

- 1) Site lighting shall be installed as specified on the lighting plan received and dated March 30, 1994.
- 2) The parking lot light poles shall not exceed a height of 20 feet or contain any more than a 100 watt high pressure sodium lamp in each fixture.
- 3) The decorative lighting along the boulevard entrance shall contain no more than a 250 watt high pressure sodium lamp in each fixture.
- 4) All other decorative lighting shall contain no more than a 150 watt high pressure sodium lamp in each fixture.
- 5) The maximum height of all decorative light poles shall be 14 feet, with the lamp fixture located on top of the 14 foot pole.

Delete Attachment "A" of Ordinance #7 of 1993 as follows:

Existing "Legal Description of the "Premises"

Add a new Attachment "A" as follows:

Amended "Legal Description of the Premises"

Delete Attachment "D" of Ordinance #7 of 1993 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, Ordinance #7 of 1993, 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 Henning, supported by Board Member Hansen. The roll call vote being as follows:

YEAS: Boonenberg, Carpenter, Hansen, Henning, Johnson, Julien, Van Strien

NAYS: None

ABSENT: 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 27th day of April, 1994.

Brenda J. Henning

Cascade Charter Township Clerk

### Attachment A

#### 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 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 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 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 25'36"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.

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 and the POINT OF BEGINNING; 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 576.99 feet; thence S 30 degrees 59'40"E 185.62 feet; thence S 55 degrees 33'07"W 99.80 feet; thence S 39 degrees 15'03"E 220.24 feet; thence S 55 degrees 33'07"W 102.92 feet parallel with and N 39 degrees 15'03"W 150.30 feet from the North line of Orange Avenue, thence N 39 degrees 15'-3"W 150.00 feet parallel with the old centerline of Cascade Road; thence S 55 degrees 33'07"W 354.73 feet; thence Northwesterly 285.23 feet along the centerline of Cascade Road and a 5729.65 foot radius curve to the right, the central angle being 02 degrees 51'08"; the chord bearing N 36 degrees 19'15"W 285.21 to the point of beginning.

#### Attachment D

#### Legal Description of the Phase Two – Commercial Development

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 1/4, 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 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.

That part of the S 1/2, 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 and the POINT OF BEGINNING:

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 576.99 feet; thence S 30 degrees 59'40"E 185.62 feet; thence S 55 degrees 33'07"W 99.80 feet; thence S 39 degrees 15'03"E 220.24 feet; thence S 55 degrees 33'07"W 102.92 feet parallel with and N 39 degrees 15'03"W 150.30 feet from the North line of Orange Avenue, thence N 39 degrees 15'03"W 150.00 feet parallel with the old centerline of Cascade Road; thence S 55 degrees 33'07"W 354.73 feet; thence Northwesterly 285.23 feet along the centerline of Cascade Road and a 5729.65 foot radius curve to the right, the central angle being 02 degrees 51'08"; the chord bearing N 36 degrees 19'15"W 285.21 to the point of beginning.

Contains 172,964 s.f. or 3.97 acres.

#### Attachment E

#### Legal Description of Daane's Property

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 390.04 feet along said centerline and a 5729.65 foot radius curve to the right, the central angle being 03 degrees 54'01", the chord bearing N 32 degrees 56'41"W 389.96 feet; thence N 30 degrees 59'40"W 31.21 feet to the point of beginning; (the previous two courses being along said centerline of Cascade Road), thence N 59 degrees 00'20"E 290.00 feet; thence S 31 degrees 25'02"E 196.90 feet; thence S 33 degrees 31'16"E 200.00 feet; thence N 62 degrees 54'31"E 601.63 feet; thence N 33 degrees 12'58"W 607.72 feet; thence S 74 degrees 57'33"W 99.37 feet; thence N 61 degrees 10'10"W 178.23 feet; thence S 59 degrees 00'20"W 401.82 feet; thence S 30 degrees 59'40"E 285.00 feet; thence S 59 degrees 00'20"W 290.00 feet; thence S 30 degrees 59'40"W 66.00 feet to the point of beginning. Subject to a highway right of way for Cascade Road over the Southwesterly 60.00 feet thereof. 10.38 Acres 452,233.42 s.f.