

## PUD Ordinance - Kitchens By Stephanie #13 of 1989

CASCADE CHARTER TOWNSHIP

Ordinance #13 of 1989

### AN ORDINANCE TO AMEND THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE AND ZONING MAP TO ESTABLISH THE KITCHENS BY STEPHANIE PLANNED UNIT DEVELOPMENT PROJECT

Cascade Charter Township ordains:

Section 1. An Amendment to the Cascade Charter Township Zoning Ordinance.

That the application received from Stephanie J. Witt or its assigns (hereinafter referred to as the "developer") for Planned Unit Development designation for the proposed Kitchens By Stephanie Design Studio and office building (hereinafter referred to as the "Premises") was recommended by the Cascade Charter Township Planning Commission for approval on November 20, 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 December 6, 1989.'

Section II. Legal Description.

The legal description of the Premises is as follows:

Situated in the Township of Cascade, Kent County, Michigan. That part of the Northwest quarter of Section 16, Town 6 North, Range 10 West described as commencing at the intersection of the south line of the North 895 feet of the Northwest Quarter and the East line of Thornhills Avenue (100 feet wide); thence East 415.34 feet; Thence North 220 feet; Thence West 400 feet to East line of said Thornhills Avenue; Thence southerly along the East line of Said Avenue 220.74 feet to beginning. Together with and subject to an easement for ingress and egress including Right of Way for sewer, water and other services over a strip of land 70 feet in width N. of and running from Thornhills Avenue due East 400" and adjacent to land described above. The subject parcel contains 2.06 Acres.

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 Uses.

The permitted uses for the Kitchens By Stephanie PUD shall be limited to:

1. Design studios

2. All uses permitted by right in the O, Office zoning district (Section 11.03 of the Cascade Township Zoning Ordinance) with the exception of:

A. Doctor and dentist offices;

B. Medical and dental laboratories;

C. Banks and credit unions.

#### Section V. Design Standards.

For the purposes of this PUD, only one (1) building containing not more than 7,200 square feet shall be permitted. The following design standards shall apply within the Kitchens By Stephanie PUD.

##### A. Area Regulations

1. The building shall be setback from the Thornhills Avenue right-of-way a minimum of 110 feet.
2. The north side yard setback shall not be less than 72 feet.
3. The south side yard setback shall not be less than 100 feet.
4. The east rear setback shall not be less than 170 feet.

##### B. Height Regulations

The building shall not exceed the height of twenty-five (25) 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 gutter 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 area for the Premises shall be large enough to accommodate a minimum of 34 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 aisle width of 24 feet.

3. The applicant is urged to defer a portion of the required parking area to allow the preservation of additional natural area on the site. In no case shall the number of paved parking spaces be reduced to less than 25 spaces.

#### E. Entrance Drive

1. The applicant shall remove and landscape the westernmost temporary entrance drive when the proposed Regency Drive is constructed along the north property line of the site. At the time of the new road construction, a new entrance drive shall be provided at a point at least 185 feet (centerline of driveway) east of the Thornhills Avenue right-of-way.

2. The applicant shall provide the Township a bond to assure the removal of the temporary entrance drive. The bond shall be in an amount equal to the estimated cost of removing and landscaping the temporary entrance drive area.

#### F. Signs

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

1. One (1) freestanding sign containing no more than 50 square feet in sign area. The sign shall not exceed a height of twelve (12) feet, and shall be setback a minimum of twenty-five (25) feet from any lot line.

2. One (1) awning/canopy or wall 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.

#### G. Stormwater Drainage

All proposed stormwater drainage facilities shall be reviewed and approved by the Township Engineer and the Kent County Drain Commission prior to the development of the Premises.

### 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 twenty-five (25) feet shall be provided along all property lines. The minimum landscape materials per 100 lineal feet of greenstrip shall be as follows:

3 Canopy Trees

6 Understory Trees

## 9 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 the 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 at a later date, if permitted in writing by the Planning Director.

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 the applicant to 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 Kitchens By Stephanie 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 December 6, 1989.

### Section VIII. Utilities.

The applicant shall service the Premises with all of the public utilities which are available at the time of development. All utility plans shall be reviewed and approved by the Township Engineer.

### Section IX. Soil Erosion Control.

The applicant shall submit a soil erosion control plan showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the site. This plan shall be reviewed and approved by the Township Engineer prior to commencing any building on the site.

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 PARRISH, SUPPORTED BY BOARD MEMBER HANSEN. THE ROLL CALL VOTE BEING AS FOLLOWS:

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

Nays: None

Absent: None

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 6th day of December, 1989.

Brenda J. Henning

Cascade Charter Township Clerk