

PERMIT NUMBER:

APPLICATION FOR PLANNED UNIT DEVELOPMENT

Georgetown Charter Township
1515 Baldwin St, P.O. Box 769
Jenison, MI 49429
616-457-2340

revised: January 26, 2009

APPLICANT INFORMATION

COMPANY NAME:

Eighth Enterprise, LLC

PHONE:

(616) 868-6845

APPLICANT NAME:

Don Ziemke, Jr. and Richard Geenen

ADDRESS:

6785 Whitneyville Rd. SE

CITY / STATE / ZIP:

Alto, MI 49302

PROPERTY INFORMATION

COMPANY NAME:

44 + 8 LLC

PHONE:

(616) 454-1446

OWNER / AGENT NAME:

Mike DeVries

TITLE:

Member

ADDRESS:

1345 Monroe Ave. NW

CITY / STATE / ZIP:

Grand Rapids, MI 49505

PARCEL NUMBER:

70-14-26-200-077 and -074

ZONING DISTRICT:

PUD

LEGAL DESCRIPTION:

See site plan

PARCEL SIZE (IN ACRES):

10.27 Acres (entire PUD)

PROJECT INFORMATION

DESCRIBE THE NATURE OF THE PROPOSED PLANNED UNIT DEVELOPMENT:

This is a final PUD application for a portion of the existing PUD.

CHAPTER 22 IDENTIFIES THE OBJECTIVES TO BE CONSIDERED IN ESTABLISHING A PUD. THESE ARE LISTED IN THE INFORMATION ACCOMPANYING THIS FORM. IN THE SPACE BELOW OR ON ADDITIONAL PAGES, IF NEEDED, STATE HOW THIS REQUEST CONFORMS TO THE OBJECTIVES.

The proposed gas/convenience and office/retail are allowable uses in the PUD.

APPLICATION INFORMATION

TEN (10) COPIES OF A COMPLETE SITE PLAN CONTAINING ALL THE INFORMATION REQUIRED BY SEC. 22.5 OF THE GEORGETOWN CHARTER TOWNSHIP ZONING ORDINANCE MUST ACCOMPANY THIS APPLICATION FORM, ALONG WITH A FEE, AS ESTABLISHED BY THE TOWNSHIP BOARD. THE ATTACHED INSTRUCTIONS SHOULD BE RETAINED BY THE APPLICANT.

APPLICANT SIGNATURE

IT IS THE APPLICANT'S RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE IN ALL RESPECTS AND TO PROVIDE THE NECESSARY INFORMATION TO THE TOWNSHIP FOR APPROVAL. COPIES OF THE ORDINANCE MAY BE OBTAINED FROM THE GEORGETOWN TOWNSHIP WEBSITE AT WWW.GEORGETOWN-MI.GOV. BY SIGNING I ACKNOWLEDGE THERE ARE NO REFUNDS FOR ANY REASON.

APPLICANT SIGNATURE:

DATE:

1-29-2016

FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING:

DATE OF PLANNING COMMISSION MEETING:

DATE OF TOWNSHIP BOARD MEETING:

DATE NOTICE PUBLISHED:

DATE PROPERTY NOTICES WERE SENT:

**44th STREET / 8th AVENUE PUD
FINAL PUD FOR NE CORNER – CONVENIENCE / GAS / RETAIL
WAIVER REQUEST FORM
UNDERLYING NS ZONING
2/1/2016**

The following dimensional waivers which have already been granted as part of the overall PUD reinstated in February of 2015 are being maintained or exceeded for the proposed final PUD plan for the convenience/gas/retail site.

- | | <u>NS Req.</u> | <u>PUD</u> |
|--|----------------|------------|
| • Building setback from centerline of 44 th St. & 8 th Ave. | 90' | 90' |
| • Parking or drive setbacks from C/L of 44 th St. & 8 th Ave. | 90' | 80' |
| <p>• Landscaping along 44th St. & 8th Ave. – the PUD proposes the use of the Streetscape standard along 44th Street and 8th Avenue instead of the Greenbelt standard. The proposed Streetscape is requested due to the need for visibility of the commercial development along 44th Street and 8th Avenue. Using the Greenbelt standard along these major roads would create a solid screen of evergreen trees and effectively eliminate visibility and hinder the success of the commercial development. To further offset this request, the average combined setback along 44th Street and 8th Avenue is greater than the required 90 foot setback. In addition, our proposed Streetscape standard includes a rolling earth berm, irrigated and manicured lawn and abundant trees to produce an aesthetically pleasing front yard landscape appropriate for this commercial development.</p> | | |
| <p>• 44th Street sidewalk – Because an internal walk system is designed as part of the overall PUD to provide pedestrian access from 8th Avenue to the Gleneagle Condominiums, as separate walk along 44th Street is not warranted. The Township Board acknowledged this by granting a waiver in 2015 to the requirements of sidewalk along 44th Street.</p> | | |
| <p>• Signage – The proposed signs at the 44th Street and 8th Avenue entrances are shown 62' off of centerline (75' required per sign ordinance). The sign at the NE corner of the development is intended to be a focal point and the size requested is 100 square feet (50 sq. ft. max per sign ordinance). Both signs are shown as 5' high, ground mounted signs (4' max per sign ordinance). A waiver is also being requested to allow for placement of wall signs on the sides and backs of buildings in addition to fronts. These waivers are consistent with the 2015 approved PUD plan.</p> | | |

L151499E (Sec. 26-6-13)

44 and 8, LLC
1345 Monroe Avenue NW
Grand Rapids, MI 49505

January 28, 2016

Ms. Mannelle Minier
Georgetown Township
1515 Baldwin
P.O. Box 769
Jenison, MI 49429-0769

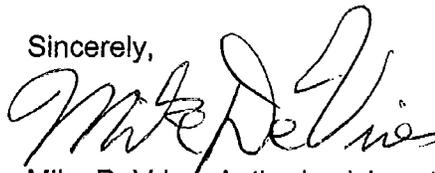
Re: Final PUD Application – Convenience/Office/Retail

Dear Ms. Minier:

44 & 8, LLC is the owner of parcel 70-14-26-200-077 (850 – 44th Street).

As owner of this parcel, I am aware of the application submitted by The Eighth Enterprise, LLC for final PUD approval for the proposed 2.78 acre parcel showing a convenience store and office/retail and have no objection to the applicant submitting this to the township.

Sincerely,



Mike DeVries, Authorized Agent
44 & 8, LLC
(616) 454-1446

cc: Rick Geenen
Don DeGroot



February 1, 2016

Ms. Mannelle Minier
Georgetown Township
1515 Baldwin
P.O. Box 769
Jenison, MI 49429-0769

Re: Final PUD Site Plan – Convenience/Gas/Office – Retail
Part of the 44th Street / 8th Avenue PUD

Dear Mannelle:

Enclosed please find new signed application, a letter of permission from the owner and a revised copy of the final PUD plan for the above referenced project. The changes made to the plans are summarized as follows:

Sheet 1 – A pedestrian plaza has been incorporated back into the plan. This feature is shown on the north side of building F (future phase).

- The parking for the convenience/gas has been clarified. It is based on usable floor area (UFA). I assumed that UFA = 80% of the gross floor area.

Sheet 2 – Various dimensions requested have been added including pump islands, width between islands, lane width along retail building, setbacks from centerline of streets to parking and buildings.

- Further details on the dumpster screening have been noted as well.
- Proposed lighting locations have been added – details and plans showing foot candles will be provided later this week.

Sheet 3 – No changes

Also as requested, enclosed please find a list of waivers that were already granted as part of the reinstated preliminary PUD in February of 2015. The approved waivers granted will be maintained or improved upon with this final PUD submittal.

The applicant is intending to submit revised building elevations as well as gas pump and canopy elevations.

Please let me know if you have any questions.

Sincerely,

Don De Groot, P.E.
ddegroot@exxelengineering.com

cc: Rick Geenen w/enclosures
Don Ziemke w/enclosures
Mike DeVries w/enclosures

L151499E (Sec. 26-6-13)