

REQUEST

The layout of the **Preliminary Plat of Alward Estates West No. 2**, P.P. # 70-14-20-300-093, and -096, located at 6510 40th Ave., Georgetown Township, Ottawa County, Michigan.

The request is for tentative preliminary plat approval of Alward Estates No. 2 with 21 lots. All are zoned LDR. A mining operation currently exists on the site. The Township Board approved the preliminary plat on October 13, 2014. The ordinance requires the submission of the final preliminary plat within one year. Since the approval was over two years ago, the approval became null and void resulting in the requirement of a new submission.

SUMMARY

- a. Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted.
- b. A sidewalk to the east to the school has been provided between lots 36 and 37. Sidewalks will be provided in the interior of the plat by the individual property owner at the time a house is constructed.
- c. Each house is required to have a minimum 400 square foot attached garage as per Sec. 3.6(I) and is to have a minimum of two parking spaces as per Sec. 26.8.
- d. The temporary cul de sac has a length of 1180 lineal feet, 380 lineal feet more than allowed in Sec. 50-51 of the Code of Ordinances. However, this is temporary and the road is proposed to be extended in a future phase.

Sec. 50-51. For tentative approval of preliminary plat.

Any preliminary plat or extended phase of a preliminary plat filed for approval with the township must conform with the following standards and specifications:

(3) Blocks; exceptions. The maximum lengths of blocks shall be 1,500 feet, measured between the intersections of centerlines, with the following exceptions:

- a. In subdivisions where the proposed minimum street frontage of width of lot at the building line is at least 200 feet, the 1,500-foot maximum length of blocks may be exceeded by not more than 500 feet.
- b. Under extreme topographic conditions, the planning commission may approve exceeding the 1,500-foot maximum length of blocks.
- c. The maximum length of a cul-de-sac street shall be 800 feet, measured from the centerline of the closest intersecting street to the furthest point of the right-of-way of the cul-de-sac, which street itself is not a cul-de-sac or dead-end street.

Sec. 50-52. Variances.

When the subdivider can show that a literal enforcement of the standards of this chapter would cause unnecessary hardship if strictly enforced or where, because of topographical or other conditions peculiar to the site the standards require adjustments, departure may be made without destroying the intent of such provisions. The planning commission may recommend a variance, or the township board on its own initiative may approve a variance; provided, however, that such variance from the terms of this chapter may not change or amend the requirements of the township zoning ordinance.

OPTION FOR MOTION

If the Planning Commission determines that the plans are in compliance with Township ordinances, the following motion is recommended.

Alward Estates West No. 2

Motion: To adopt the staff report as finding of fact, to approve the site plan, and to recommend to the Township Board to grant tentative preliminary plat approval of the Preliminary Plat of Alward Estates West No. 2, P.P. # 70-14-20-300-093 and -096, located at 6510 40th Ave., Georgetown Township, Ottawa County, Michigan, as shown on the drawing dated 1-29-16, and

To recommend to the Township Board to grant a variance for the length of the temporary cul de sac to be 1180 lineal feet, a variance of 380 lineal feet from the maximum of 800 feet allowed and

- a. Based on the findings that if the Township Board approves the variance for the cul-de-sac length, the applicable standards of the ordinance will be met.
- b. The conditions of approval are recommended as follows:
 - 1) Building envelopes appear to meet ordinance requirements, but will be reviewed for exactness at the time a building permit application is submitted.
 - 2) Sidewalks will be provided in the interior of the plat by the individual property owner at the time a house is constructed.
 - 3) All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.

The following documents compliance with Township ordinances:

ID number		Date	2/3/2016
Name	Alward Estates West No. 2		
Address			
Use	Preliminary Plat	SUP required	NA
REQUIREMENT	PROVIDED	Needs or Comments	
Date, north arrow, scale	X		
Name, address of preparer	X		
Name, address of property owner or petitioner	X		
Location sketch	X		
Legal description	X		
Size in acres of the property	X		
Property lines and required setbacks shown and dimensioned	X	a. setbacks	
Location of existing structures, drives, parking areas within 100 ft of boundary	X		
Location and dimensions of existing and proposed structures	X		
Location of existing and proposed drives (dimensions and radii), circulation	X		
Sidewalks, non-motorized paths-select streets, accel, decel lanes	X	b. sidewalks	
Signs, exterior lighting	X		
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	c. garages	
Calculations of parking spaces, unloading areas	X		
Location, pavement width, ROW of all abutting roads, easements	X	d. variance	
Existing zoning, and zoning and use of abutting property	X		
Location of existing vegetation-parkway association	X		
Location, type, size of proposed landscaping, streetscape, greenbelt	X		
Location, height, type of existing and proposed fences and walls	X		
Size, location of proposed, existing utilities, connections to water/sewer	X		
Location, size of surface water drainage facilities	X		
Existing, proposed topo contours, max 5 ft intervals	X		
Rec/common areas, floodplain areas	X		
Special Use Standards, general and specific	NA		
Residential development extra requirements-attached garages	required		