

REVIEW FOR THE PRELIMINARY PLAT OF LOWING WOODS NO. 10

The layout of the Preliminary Plat of Lowing Woods No. 10, P.P. # 70-14-09-100-054 and 70-14-04-300-018, located at 3067 Lowingside Dr. and 3203 Taylor, Georgetown Township, Ottawa County, Michigan.

REQUEST

The request is for tentative preliminary plat approval for 42 lots in Lowing Woods No. 10 and this is the same plan as the final development plan for phase 10. The pavement of Taylor Street has been completed.

This phase is consistent with the overall preliminary PUD plan approved in 2012.

HISTORY

The plats of Lowing Woods No. 1, 2, 3 and 4 were approved in 2005. Lowing Woods No. 5 was approved in 2007, No. 6 in 2012 and No. 7 in 2013. Note that a condition of approval for Lowing Woods No. 7 is that Taylor Street is to be paved to Ottawa County Road Commission standards and completed prior to any approvals for any future phases being granted. The road has been completed. The preliminary plats of No. 8 and 9 were approved in 2014. The first phase of the condos was approved in 2014 and the application for the second phase will be reviewed this summer.

SUMMARY

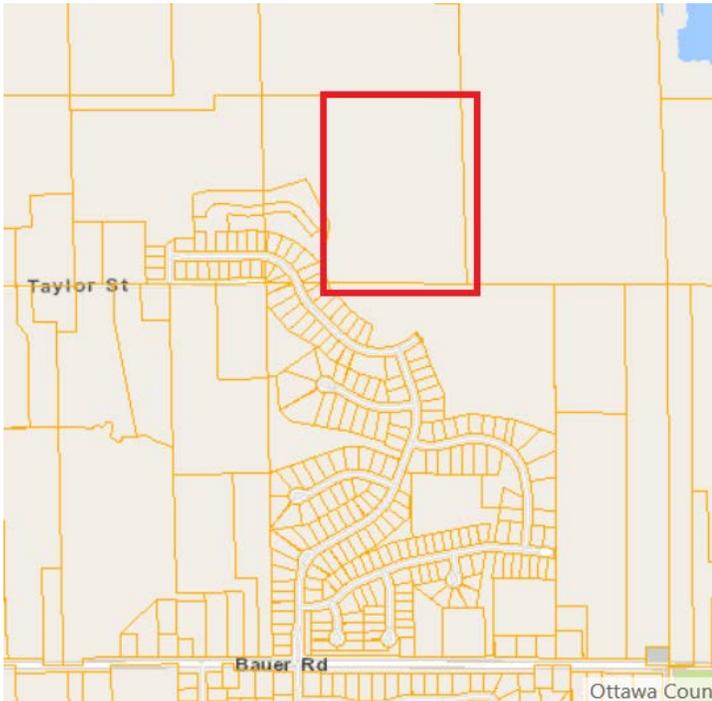
- a. The overall preliminary PUD plan calls for this phase to have lots with a minimum width of 65; however, a note on the plan calls for a minimum lot width of 60 feet. The 42 lots proposed for this phase appear to be consistent with the setback requirements of 25 foot front, 25 foot rear and 7 foot side, but will be reviewed for consistency when the individual building permit applications are submitted. **The plan was revised to show this is met.**
- b. Signage must meet previous approvals.
- c. **The 2,757 foot length of the road (all parts ending in either permanent or temporary cul de sac) exceed the maximum of 600 feet allowed in Sec. 50-51 in the Code of Ordinances. However, the Township Board has already approved the Preliminary Development Plan showing this length.**

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:

- c. **The maximum length of a cul-de-sac street shall be 600 feet, measured from the centerline of the closest intersecting street, which street itself is not a cul-de-sac or dead-end street.**



OPTION FOR MOTION-for the preliminary plat of Lowing Woods No. 10

Contingent upon the Planning Commission approval of the final development plan.

Motion: To adopt the staff report as finding of facts and to recommend to the Township Board to grant tentative preliminary plat approval of Lowing Woods No. 10, based on the findings that Township Ordinances have been met, as shown on the following documents;

- a. Sheet [C-101](#) dated 06.01.16,
- b. Sheet [C-102](#) dated 06.01.16,
- c. Sheet [C-103](#) dated 06.01.16,

And to recommend to the Township Board to approve a variance of 2,157 feet for the 2757 foot cul de sac because the Township Board has already approved this layout with the approval of the Preliminary PUD plan and based on the stub streets to be provided both to the east and to the west of this cul de sac for further connections, and because Taylor St. has been paved to provide future access for these lots.

and with the following conditions:

- a. **All previous approvals for signs remain in effect. Signage must meet previous approvals and sign permits must be obtained for all new signs (other than signs approved by the Road Commission for use in the road right-of-way).**
- b. The individual building envelopes appear to meet the minimum standards of the PUD setbacks with 25 foot front, 25 foot rear and 7 foot side setbacks. However, each building permit application will be reviewed at the time it is submitted for conformance for each individual site.

I D number		Date	6/1/2016
Name	Lowing Woods No. 10		
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	
Signs, exterior lighting	X	b. signs
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	
Calculations of parking spaces, unloading areas	NA	
Location, pavement width, ROW of all abutting roads, easements	X	
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	X	required