

NARRATIVE STATEMENT
44th Street / 8th Avenue – A Planned Unit Development
6/29/16

Project History: In February of 2015 DeVries Properties, Inc. and Dr. Lee received reinstatement of the overall preliminary PUD plan (originally approved in 2006) and final PUD approval of Dr. Lee's site. Since then Dr. Lee's Dental Office has been constructed.

Project Overview: The applicant, is under contract to purchase the portion of PUD property North of the existing drive that services the existing apartments. The request made as part of this application is to secure amended preliminary PUD approval of the plan as submitted. The plan calls for a mixed-use development of office, retail, restaurant, and residential which is consistent with the Township current master plan designation for the site, neighborhood service commercial (NS). Design standards used during the development of this plan are based on the township's requirements for neighborhood service commercial zoning.

PUD Intent: The proposed PUD would provide for flexibility in the regulation of land development and allow for the proposed innovation in land use design, layout, and structures. The PUD would allow us to achieve economy and efficiency in the use of land, provision of public services and utilities, and allow for preservation of useful open space. This proposed PUD will provide enhanced landscape features, open space seating areas, and architectural styles not commonly associated with commercial developments. If approved by the township, this planned development would provide unique living, working, and shopping environments in a first class mixed use setting. Development of this property under conventional zoning regulations would not allow for the interrelationship of uses, variety of spaces, nor the flexibility to accomplish the objectives listed above.

Acreage Requirement: Although the parcel of land is less than the normal twenty acres required for a PUD containing a mixture of residential and non-residential uses, the proposed residential component is minor (only nineteen apartments) and the proposed PUD substantially provides for the intent of a PUD as stated in the ordinance.

Utilities: This proposed PUD will be served by public water and sanitary sewer facilities. Storm water will be collected and managed as required by the Ottawa County Water Resources Commission utilizing on-site detention as well as the existing storm water management ponds adjacent to the subject parcel. Final engineering of all utilities will be provided and all required permits will be obtained prior to construction.

Land Ownership: The 2 parcels of land included in this PUD are both owned by entities of which Ed DeVries has legal interest in. The applicant is under contract to purchase the portion of the PUD development North of the existing drive.

Pedestrian Access: The proposed PUD provides safe, integrated, and abundant pedestrian access and movement within the PUD and to adjacent properties. In addition, the PUD proposes a continuous sidewalk along 8th Avenue.

Architecture: The PUD proposes uniquely innovative architectural styles and coordinated building relationships. Buildings will have visually appealing residential character with pitched roofs, awnings, and lower scale profiles.

Signage: One proposed ground monument sign will be located at the corner of 44th Street and 8th Avenue and one proposed sign South of the proposed 8th Avenue entrance. Locations of these sign sizes are indicated on the PUD Plan. Final details of these signs will be submitted prior to placement. These signs will be consistent and complement the architectural theme of the overall PUD. Proposed wall signs will comply with the current township standards. Waivers for sign placement, size and height, are being requested and are summarized at the end of this narrative.

Traffic: The proposed PUD provides safe and efficient vehicular movements into, within, and off of the PUD site. For ingress-egress, one full access exists along 44th Street and one is proposed on 8th Avenue with full turn movement in and right out only along 8th Avenue. In addition, the PUD integrates traffic calming techniques within the site such as landscaped parking lot islands, focal points, and pedestrian crosswalks. This further enhances vehicular/pedestrian safety and parking lot aesthetics.

Open Space: The proposed PUD development contains 105,750 sq. ft. (25%) of usable open space. The PUD clearly and substantially provides for the intent of a PUD as stated in the ordinance. Consistent with the PUD plan approved in 2006, any green space beyond 10' wide along the west boundary is included in the open space calculation. This PUD proposes lush landscaping that will be irrigated, and skillfully maintained during all seasons. Streetscapes along 8th Avenue and 44th Street will include gently rolling earth berms that are landscaped to help screen parking areas. In addition, pedestrian areas around buildings will include landscaping appropriate for continuous design in keeping with surrounding properties. Please refer the phasing/open space plan in the upper right hand corner of the plans for exact limits of the open space areas.

PUD Phases: The applicant intends to phase this project based on market demand. The next phase of this development will be the gas/convenience and possibly the 7 unit townhouse residential building (Building E) located along the golf course.

Deed Restrictions: None anticipated.

WAIVER REQUEST FROM PREVIOUS UNDERLYING NS ZONING – following are applicant's specific requests for waivers for the proposed PUD:

1. PUD Acreage – the PUD proposal includes a mixture of residential and non-residential uses that would normally require a 20 acre parcel. However, our residential component includes only 19 dwelling units which are located on a second level above a proposed retail center making it a minor component of the PUD. This residential area serves as a transitional land-use from the Eagle Nest Apartments to the proposed retail and restaurant uses. Based on the township ordinance, removing the residential component from the proposed PUD would reduce the required parcel size from 20 to 10 acres.

2. Building Setback – The setback of residential building “E” shows proposed setbacks of 20 feet. This waiver requested is justified since the dental office site was granted the same waiver. The overall setback of building “E” from the existing apartment building to the South is twice as large as the present setback between the apartment buildings in the complex to the South. The setback from the East property line of the adjacent apartment development varies from 40’ to 90’, with an average of 65’, this average is greater than the 50’ setback of the NS zone. This is also consistent with the requested waivers of the previously approved PUD.

3. Parking and Drive Setbacks –The amended PUD proposes a pavement setback adjacent to the existing carports ranging from 10 to 20 feet (25’ required per NS zone). This waiver request is consistent with the existing PUD plan. In this area the amended PUD provides an irrigated greenbelt landscaped with appropriate plantings on a rolling earth berm. Careful planning and design was considered with the amended PUD assuring a reasonable and sensitive buffer zone.

The parking and drive setbacks along 8th Ave. requires a waiver to allow an 80’ setback where the NS zone requires 90’. This waiver request is also consistent with the existing PUD plan.

4. Landscaping Along 44th Street and 8th Avenue – the PUD proposes the use of the Streetscape standard along 44th St. and 8th Ave. instead of the Greenbelt standard. The proposed Streetscape is requested due to the need for visibility of the commercial development along 44th St. and 8th Ave. 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 St. and 8th Ave. 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.

5. 44th Street Sidewalk – no sidewalk presently exists on the south side of 44th St. from 8th Ave. to Chicago Dr. Virtually the entire frontage is already developed and it seems very unlikely that the sidewalk would ever be constructed. Additionally, a bike path already exists on the north side that would allow pedestrians to walk to the development and it encourages them to cross at a controlled intersection (8th Ave. and 44th St.). Because an internal walk system is designed as part of the overall PUD to provide pedestrian access from 8th Ave. to the Gleneagle Condominiums, a separate walk along 44th St. is not warranted. The Township Board acknowledged this by granting a waiver in 2015 to the requirements of sidewalk along 44th St.

6. Signage Waivers – The proposed sign at the 44th St. and 8th Ave. entrance is 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 of buildings in addition to fronts. These waivers are consistent with the existing PUD plan.

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