

REQUEST

(ST1912) **Georgetown Apartments**, Easttown Dr., received revised site plan approval in 2017 (ST1709) for apartments, including six 12 unit buildings, two 10 unit buildings and twelve 16 unit buildings, for a total of 284 units for a density of 11 units per acre, which are allowed by right under Sec. 11.2(C), in the (HDR) High Density Residential district, located between Chicago Dr. and VanBuren, at Easttown Dr., P.P. # 70-14-28-400-058. Note that the ten single individual lots along VanBuren have been excluded from the review since they already exist and are already developed with houses.

The revised approval included the following:

2006 Plan

0 – 16 unit apartment buildings
6 - 12 unit condominium buildings
14 – 10 unit condominium buildings
212 units
Density of 7.8 units per acre

Proposed 2017 Plan

12 – 16 unit apartment buildings
6 - 12 unit condominium buildings
2 – 10 unit condominium buildings
284 units
density of 11 units per acre

Change

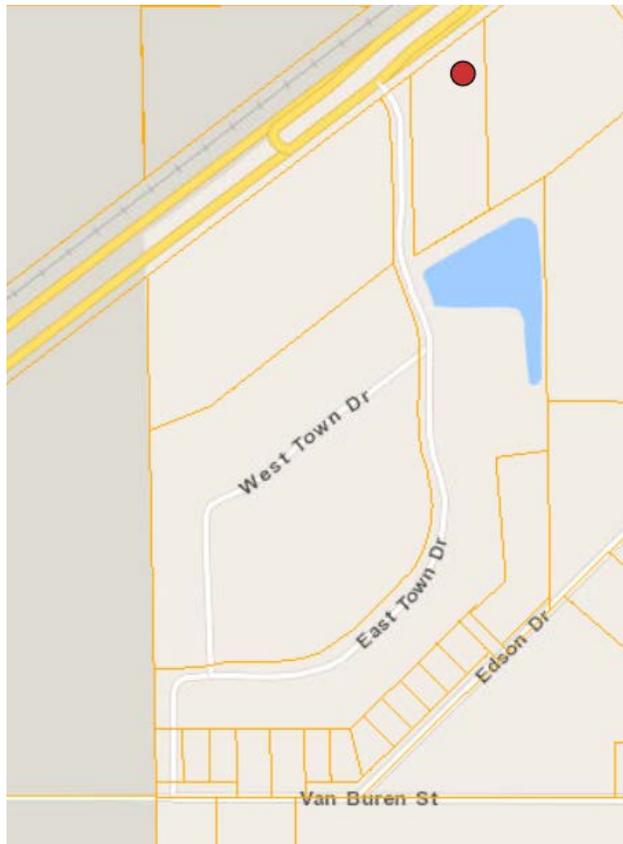
increase 12 buildings/192 units
same
decrease 12 buildings/120 units
increase of 72 units
increase of 3.2 units per acre

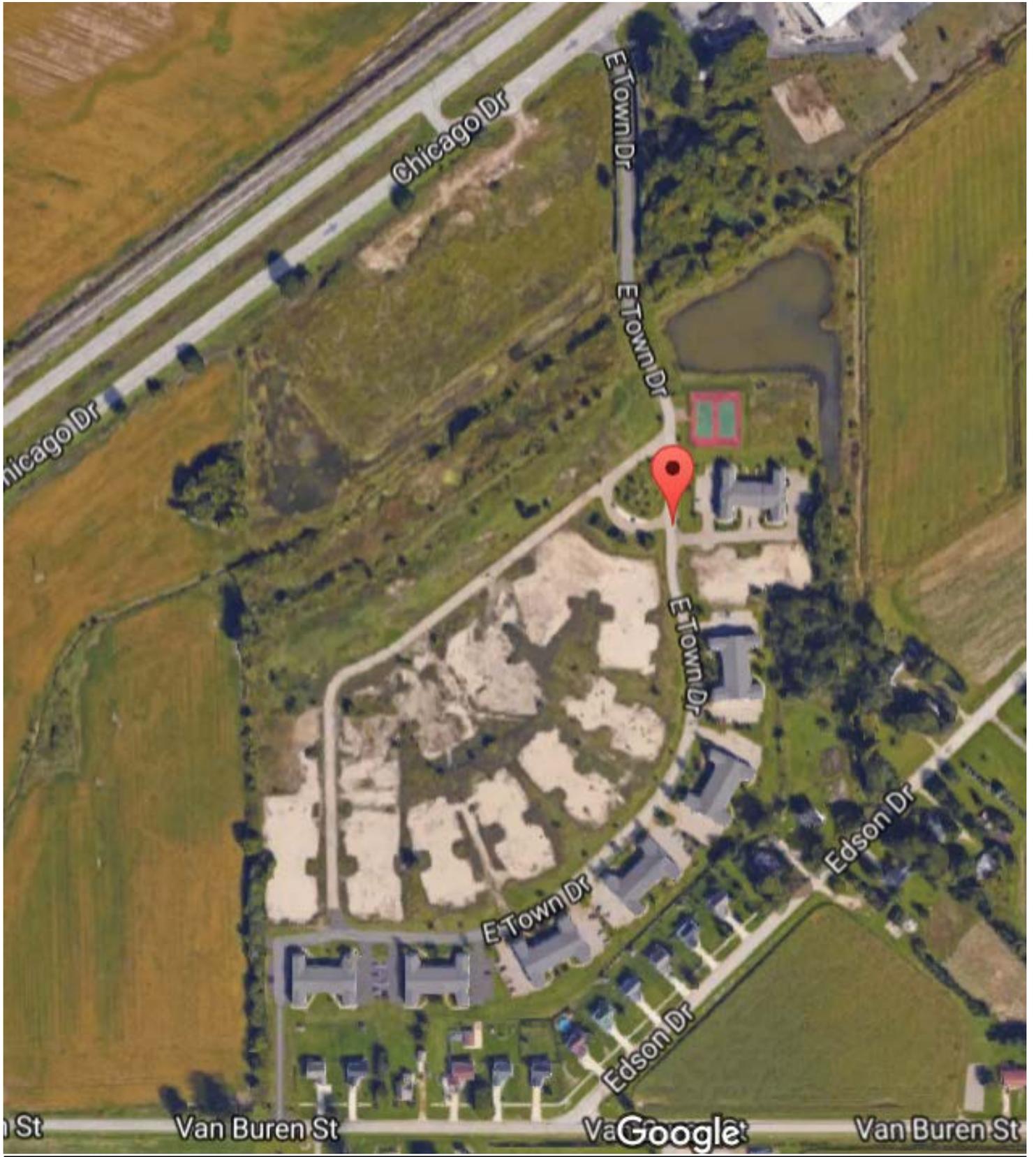
Proposed 2019 Plan

Buildings 1 & 2 combined

Change

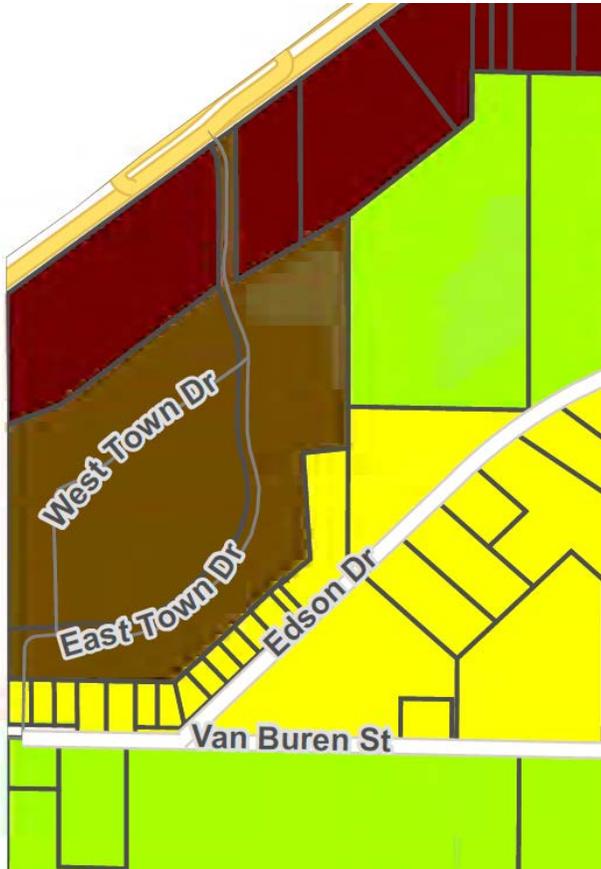
Two buildings combined into 1, the number of units to remain the same





MASTER PLAN

The proposal appears to be consistent with the Master Plan in regard to the uses and the density. The Future Land Use Map (adopted November 23, 2015) shows the area as HDR and the proposed density is noted to be 11 units per acre, which is less than the allowed 15 units per acre.



Legend

 Water Bodies

 Parcel

Future Land Use

Code, Land Use Value

 Ag, Agriculture

 CC, Community Commercial

 HC, Highway Commercial

 HDR, High Density Residential

 I, Industrial

ZONING ORDINANCE

The proposal appears to be consistent with the use and density stipulated in the Zoning Ordinance.

Chapter 24

(i) The maximum density per acre permitted in MHR, HDR, and MHP Districts is as follows:

MHR Eight (8) units per acre

HDR Fifteen (15) units per acre

Sec. 3.20 DENSITY COMPUTATION.

Should density computation be required for a land development project, for the purpose of determining the total number of dwelling units that may be constructed, the net residential site shall be used.

(1) Lands within floodplains shall not be included.

HISTORY – for see the staff report for (ST1709)

PROPERTY MAINTENANCE ISSUES

As per the email dated August 10, 2017 all of these structures will be used for the construction of the new apartments or if not all used, they will be removed when the construction is complete.



As per the email dated August 10, 2017 all of these exposed structures will be adjusted or filled in order to eliminate the hazard.



SUMMARY

a. All setbacks are provided. As per Chapter 24, setbacks in the HDR district are required as follows:

Front - 30 feet from the right-of-way line of Chicago Dr. and footnote (L) which states that except for necessary drives and walks front yard setback shall be landscaped and not used for parking. **Met**

Sides – 15 feet required and shown to be met. **Met.**

Rear – a minimum of 30 feet required and shown to be met. **Met.**

As per the email dated August 10, 2017 the applicant wants to keep P.P. # 70-14-28-400-058 and P.P. # 70-14-28-400-054 as separate parcels.

Chapter 24 footnotes are relevant as follows:

Footnote A. As per the email dated August 10, 2017 this is met.

(3) Attached Single Family Including Two Family and Townhouses		Each dwelling unit shall have a minimum finished living area of nine hundred (900) square feet of floor area entirely above finished lot grade or each dwelling unit shall have a minimum finished living area of eight hundred (800) square feet of floor area entirely above finished lot grade if each dwelling unit has an attached enclosed accessory building (garage) of at least four hundred (400) square feet (GFA) on the main level. (revised 6/27/2013)
(4) Multiple Family Dwellings	Efficiency	350 square feet
	1 Bedroom	600 square feet
	2 Bedroom	800 square feet
	3 Bedroom	1,000 square feet; plus an additional eighty (80) square feet for each bedroom in excess of three bedrooms

Footnote B – NA.

Footnote E – Met.

All lots shall be serviced by public water and sanitary sewer.

Footnote F – Not applicable.

Footnote G – Met for acreage. However, the width is NOT met, but this is a nonconforming parcel, plus a court order.

Townhouses shall be located on a minimum site of one (1) acre, and the minimum lot width of one hundred fifty (150) feet is required.

Footnote H – Met. 1 – 4,000, plus 294 x 2,250 = 661,500 SF or 16 acres required. The parcel is over 42.76 acres.

For multiple family dwelling structures, the first dwelling unit shall have four thousand (4,000) square feet and each additional unit shall be provided with two thousand two hundred fifty (2,250) square feet of lot area.

Footnote I – Met. The allowable density is 15 units per acre and the plan notes there will be 11 units per acre.

The maximum density per acre permitted in MHR, HDR, and MHP Districts is as follows: HDR Fifteen (15) units per acre.

Footnote J – Met.

There shall be a minimum distance of twenty five (25) feet between ends of contiguous buildings.

Footnote L – Met.

Except for necessary drives and walks the required front yard for a depth of thirty (30) feet shall be landscaped and shall not be used for parking, loading, or accessory structures. Required off-street loading areas shall not be provided in the front yard.

Footnote O – NA.

Projections Into Yards. Architectural features, as defined, not including vertical projections, may extend or project into a required side yard not more than two (2) inches for each one (1) foot of width of such side yard and may extend or project into a required front yard or rear yard not more than three (3) feet. An open porch, deck or terrace (including stairs) may project into a required front or rear yard for a distance not to exceed twelve (12) feet and shall meet the same side yard setbacks required for the principal dwelling to which it is attached. In the case of a handicap wheelchair ramp (not to exceed a width of five (5) feet), the Zoning Administrator may waive any setback requirements at his/her discretion, if no other options are available to provide a ramp, provided that the applicant agrees to remove the ramp if it is no longer necessary on the property. A performance letter or performance guarantee may be required.

Footnote P – Met.

Permitted Height. No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit hereinafter established for the district in which the building is located, except that the following buildings and structures shall be exempt from height regulations in all districts: penthouses or roof structures for the housing of elevators, stairways, tanks, and necessary mechanical appurtenances, and fire or parapet walls not exceeding four (4) feet in height, fire towers, gas tanks, grain elevators, silos, barns, stacks, cooling towers, fire or stage towers, monuments, cupolas, domes, spires, skylights, scenery lofts, screens, flagpoles, chimneys, smokestacks, electrical transmission towers, water tanks, or similar structures. Individual, privately owned, non-commercial, television aerials and amateur radio and wireless masts are exempt to a height of one hundred (100) feet.

Footnote S – Not applicable.

Footnote T – Met with 4 Maple trees and a lawn provided.

All yards abutting upon a public street right-of-way or private street easement shall be considered as front yards (including the required and nonrequired front yard) for setback purposes for all structures, fences, accessory buildings and uses, and all other references to front yards, except as provided in Sec. 3.4(C) for accessory buildings on double frontage lots.

Footnote U – Not applicable.

Footnote V – Not applicable.

Footnote W – Appears to be met. **As per the email dated August 10, 2017, this is met.**

Each individual unit of a two or multiple family dwelling unit shall be provided with an attached enclosed garage of a minimum of 200 square feet (GFA) on the main level for any dwelling unit receiving building permit approval for construction after July 2, 2001.

- b. Dimensions of existing and proposed structures provided.
- c. Dimensions of the drives were provided. **As per the email dated August 10, 2017, the applicant wants to leave the gate prohibiting ingress and egress from VanBuren.**
- d. Sidewalks along Chicago Dr. and VanBuren adjacent to the developer's property were provided. A walking path through the property was provided.
- e. Sign details were provided.
- f. Parking space dimensions and parking calculations were provided. **The number of spaces exceeds the required amount by 44.89% which is more than the 20% allowed by Sec. 26.9(L). This is allowed with a finding that the additional spaces are needed. As per the email dated August 10, 2017, the reason the additional spaces are needed was provided.**
- g. Pavement width and right-of-way of Chicago Dr. and VanBuren were provided.
- h. Four trees and a lawn area were provided along the frontage of VanBuren. Greenbelts are required along the parking lots. However, the buildings along the perimeter are already completed and this area already exists.



- i. Dumpster screening information was provided, including materials and height. **Screening is required for the existing dumpsters. The applicant was required to provide a letter as to the date the existing dumpsters will be screened. This has not been done.**



- j. Utilities must be coordinated with the appropriate agencies.
- k. **A Storm Water Drain permit (written approval from the Water Resources-Drain Commissioner's Office) is required to be submitted at the time a building permit application is submitted.**
- l. Floor plans, elevations, garage information were previously provided.

From: [Todd Stuve](#)
To: [Mannette Minix](#)
Subject: RE: Staff report for Georgetown Apartments
Date: Thursday, August 10, 2017 10:20:34 AM

Mannette, below is a response to the remaining questions in the staff review:

1. The concrete forms that are currently on the property will be removed after the building construction is complete.
2. The exposed structure in the lawn area will be adjusted or filled in order to eliminate the hazard.
3. At this point the owners would like to keep the Van Buren Parcel separate from the Condominium. In the future if the secondary emergency exit can be eliminated or relocated due to a connection to the West, then this parcel could be used for another residential parcel. If it is combined with the Condo then all control is lost to the condo association.
4. This is a summary of the units and the garages provided by the architect:

The following are the gross areas for the various apartment units proposed for Georgetown Apartments, measured to the outside face of exterior walls and to the centerline of common walls. The totals do not include the garages.

Unit A	1,023 s.f.	2 bed/1.5 bath
Unit B	1,095 s.f.	2 bed/2 bath
Unit C	1,291 s.f.	2 bed/2 bath
Unit D	985 s.f.	1 bed/1 bath
Unit E	831 s.f.	1 bed/1.5 bath
Unit F	1,482 s.f.	3 bed/2 bath

The areas of the proposed units at Georgetown easily exceed the minimums required by the Georgetown Township Zoning Ordinance of 600 s.f. for a one-bedroom, 800 s.f. for a two-bedroom, and 1,000 s.f. for a three-bedroom unit. Each dwelling unit also has its own dedicated garage with direct access to the apartment. The garages are approximately 10'-6" x 23'-4", or 245 s.f. in area.

5. At this point the owner do not want to remove the gate at Van Buren. The concern is relative to the safety of the residents in the Westerly Condominium which would see through traffic immediately adjacent to the Garages and parking spaces for their unit.
6. The plan shows parking at 2.55 spaces per unit which includes the enclosed garages. The parking count exceeds the ordinance requirement of 2 per unit. The developer has found in their experience with this project and others like it that many of the tenants will have two cars, some will chose to use their garage for storage of "Toys" and park both cars outside. It is also a necessity to have ample parking for visitors and guests during peak time such as weekends and holidays. It is also a possibility that during heavy winter storms spaces can be lost for a period of time for snow storage. For all these reasons the developer feels this is an appropriate level of parking for the site. The proposed parking exceeds the ordinance by 27.0%.
7. The Developer is working on the screening of the dumpsters and will provide evidence of completion prior to building permit issuance.
8. Request for a storm water drain approval has been submitted to the OCWRC. Copy will be

provided prior to Building permit submittal.

Please let me know if you have any additional questions.

Thanks

Todd R. Stuve, P.E.
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5252 Clyde Park S.W.
Grand Rapids, MI 49509

The site plan for (ST1912) Georgetown Apartments, Eastown Dr., is approved for apartments, including six 12 unit buildings, two 10 unit buildings, ten 16 unit buildings (revised from twelve) and one 32 unit building (buildings 1 and 2 combined), for a total of 284 units for a density of 11 units per acre, which are allowed by right under Sec. 11.2(C), in the (HDR) High Density Residential district, located between Chicago Dr. and VanBuren, at Easttown Dr., P.P. # 70-14-28-400-058, as shown on the plan dated 5/29/19, based on the findings that all applicable standards of the ordinance have been met and the finding that the additional spaces are needed as per the email dated August 10, 2017 and with the following conditions:

- 1) A Storm Water Drain permit (written approval from the Water Resources-Drain Commissioner's Office) and is required to be submitted at the time a building permit application is submitted.**
- 2) Utilities must be coordinated with the appropriate agencies.**
- 3) As per the email dated August 10, 2017 all of the structures stored on the site will be used for the construction of the new apartments or if not all used, they will be removed when the construction is complete.**
- 4) As per the email dated August 10, 2017 all of these exposed structures will be adjusted or filled in order to eliminate the hazard.**
- 5) As per the email dated August 10, 2017 each individual unit of a two or multiple family dwelling unit shall be provided with an attached enclosed garage of a minimum of 200 square feet (GFA) on the main level.**
- 6) Screening is required for the existing dumpsters and the applicant will provide a letter as to the date the existing dumpsters will be screened (must be no later than 6 months from the date of the submittal of the first building permit application).**
- 7) Provide 3 additional SIGNED paper copies.**

ID number	ST1912	Date 6/21/2019	
Name	Georgetown Apartments		
Address	East Town Drive		
Use	apartments	SUP required	No. Allowed with Sec.11.2(C)

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. provided
Location of existing structures, drives, parking areas within 100 ft of boundary	X	
Location and dimensions of existing and proposed structures	X	b. provided
Location of existing and proposed drives (dimensions and radii), circulation	X	c. provided
Sidewalks, non-motorized paths-select streets, accel, decel lanes	X	d. provided
Signs, exterior lighting	X	e. provided
Curbing, parking areas, dimensions of typical space, number of parking spaces		f. provide
Calculations of parking spaces, unloading areas	X	
Location, pavement width, ROW of all abutting roads, easements	X	g. provided
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	h. provided
Location, height, type of existing and proposed fences and walls		i. provided
Size, location of proposed, existing utilities, connections to water/sewer	X	j. coordinate
Location, size of surface water drainage facilities		k. Storm Permit
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	l. provide