

PERMIT NUMBER:

REZ2001 Ord. No. 2020-01

APPLICATION FOR REZONING

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

revised: January 26, 2009

APPLICANT INFORMATION

COMPANY NAME:

Grand Valley Investment Co. LP

PHONE:

(616) 822-8067

APPLICANT NAME:

Jeff Brewer

ADDRESS:

7242 - 40th Avenue

CITY / STATE / ZIP:

Hudsonville, MI 49426

PROPERTY INFORMATION

COMPANY NAME:

Grand Valley Investment Co. LP

PHONE:

(616) 822-8067

OWNER / AGENT NAME:

Jeff Brewer

TITLE:

ADDRESS:

8100 - 42nd Avenue ✓

CITY / STATE / ZIP:

Hudsonville, MI 49426

PARCEL NUMBER:

70-14-07-400-019 ✓

ZONING DISTRICT:

LDR

LEGAL DESCRIPTION:

See attached

PROJECT INFORMATION

PROPOSED USE:

RR

STATE THE REASONS WHY THE CURRENT ZONING OF THIS PROPERTY SHOULD BE CHANGED AND HOW THIS REQUEST MEETS THE STANDARDS FOR REZONING LISTED ON THE ATTACHED SHEET:

See attached

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:

1/21/2020

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:



January 21, 2020

Proposed Rezone – 8100 42nd Street

Rezone Review Standards Analysis

Rezone Criteria #1

CONSISTENCY: IS THE PROPOSED ZONING AND ALL OF ITS PERMITTED USES CONSISTENT WITH THE RECOMMENDATIONS OF THE TOWNSHIP LAND USE PLAN?

The Georgetown Township Land Use Plan specifies that the “Township should provide opportunities for a variety of living environments for differing preferences in housing styles and prices” and has depicted their desired future development pattern on their Georgetown Township Future Land Use Map dated November 23, 2015. The Land Use Plan specifies this property and the surrounding properties to be Low Density Residential (LDR), with the following provisions:

- “Overall development density in this category is assumed to be two/three dwelling units per acre.”
- “Residential development densities associated with the land use categories are considered to be gross development densities measured over a large area”

The proposed rezone would be consistent with the Land Use Plan in that the proposed rezone would be the Rural-Residential zoning district, and the only permitted uses in the Rural-Residential zoning district are as follows (from Section 7.2):

(A) Any permitted use in the LDR District

Additionally, the prescribed densities in the Land Use Plan for the overall area would still be achieved. For instance, if the acreage of the adjoining subdivisions and the future Schepers Farm subdivision are analyzed with the anticipated 1-3 large residential parcels that would occupy the site of the proposed rezone, the overall density would be slightly over two units per acre as calculated below:

Schoolside subdivision:	73 homes on 28.9 acres
Mallard subdivision:	79 homes on 39.5 acres
Future Schepers subdivision:	62 homes on 27.8 acres
<u>Rezone property:</u>	<u>1-3 homes on 10.8 acres</u>
Total: 217 homes on 107 acres.....	2.03 homes per acre



Rezone Criteria #2

COMPATIBILITY: IS THE PROPOSED DISTRICT AND ALL OF ITS ALLOWED USES COMPATIBLE WITH THE SURROUNDING AREA?

The proposed rezone would be consistent with the Land Use Plan in that the proposed rezone would be the Rural-Residential zoning district, and the only permitted uses in the Rural-Residential zoning district are as follows (from Section 7.2):

(A) Any permitted use in the LDR District

It should be noted that the Rural-Residential zoning district does allow for some Special Land Uses that are different from the Permitted Uses allowed in the LDR district, but those Special Land Uses can only be granted if the use is consistent and harmonious with “the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed” (Section 20.03(A)(1)). Consequently, any future uses within the proposed rezone property are *required by ordinance* to be compatible with the surrounding area.

Rezone Criteria #3

CAPABILITY: IS THE PROPERTY CAPABLE OF BEING USED FOR A USE PERMITTED WITHIN THE EXISTING ZONING DISTRICT?

The use and construction of accessory buildings larger than 600 square feet is not allowed in the LDR district. The applicant wishes to construct and use an accessory building larger than 600 square feet.

Rezone Criteria #4

OTHER CONSIDERATIONS: WILL THE REZONING REQUIRE AN INORDINATE EXPENDITURE OF PUBLIC FUNDS (ROAD IMPROVEMENTS, UTILITY EXTENSION, ETC.) TO MAKE THE DEVELOPMENT FEASIBLE?

The proposed rezone will not require expenditure of public funds. All road improvements, utility extensions, etc. will be privately funded.



Rezone Criteria #5

WILL THE REZONING CAUSE DEVELOPMENT TO “LEAP FROG” OTHER UNDEVELOPED AREAS IN THE SAME ZONING DISTRICT AND NECESSITATE PREMATURE EXTENSIONS OF SERVICES TO RURAL AREAS OF THE TOWNSHIP?

The proposed rezone will not cause “leap frogging” of development as it is, in actuality, a lower intensity of residential density than currently zoned. Additionally, the proposed rezone can be considered a desired transitional buffer from potential high school uses (noises, lights, etc.) as the property immediately east of the subject property has been purchased by Hudsonville Public Schools.

Provisions will be made for utility extensions through the property to achieve the Township’s master plan for utilities (where deemed necessary).

Rezone Criteria #6

IS THERE SUFFICIENT VACANT LAND ALREADY ZONED IN A SPECIFIC CATEGORY (E.G., INDUSTRIAL, MULTIFAMILY, COMMERCIAL)?

There are very few parcels of vacant land that are zoned Rural-Residential with the unique characteristics of the subject property, which include proximity to schools, availability of public sanitary sewer and watermain, and nearby subdivisions. Additionally, the property has been in family ownership for multiple decades, and family members wish to relocate to the property.

Rezone Criteria #7

IS THE REZONING MORE LIKELY TO BE GRANTED IF CONDITIONS COULD BE ATTACHED (NOTE: REZONINGS CANNOT BE CONDITIONAL)?

No conditions of rezone are proposed at this time, but the applicant is willing to offer conditions pending public input.