

Fairway Estates Limited Partnership-I
PUD Narrative
September 24, 2020 (Revised 1/14/21)

Intent of Gleneagle Planned Unit Development. The general overall Gleneagle Planned Unit Development (the “PUD”) was approved at the Georgetown Charter Township (“Georgetown”) Planning Commission June 7, 2017 meeting, and was subsequently governed by the Planned Unit Development Agreement executed by Georgetown, Fairway Estates LP-I (“FELP”), and Woods Builders Homes, Inc. (“Woods”) on August 1, 2017. Since that time, the PUD has had one major amendment, and a few minor amendments. These amendments have consisted mostly of adjustments in building types (number of units within a building), but recently even included setback dimensions based on challenging grades. The documents included with this submittal are intended to remove certain lands from the PUD, with such removal being contingent upon certain splits, rezoning, and well/septic requests being approved simultaneously with the removal from the PUD. The primary reasons for removing these lands from the PUD is to simplify the future development of the PUD.

The PUD will consist of up to 650 units, including detached single family condominiums, attached single family condominiums, and low density residential single family lots. The PUD also includes the Gleneagle golf course, and therefore, 140.14 total acres of open space, of which 124.29 acres are credited (per the definition in Section 22.2.H.2.), on a development area of 281.95 acres for a total of 44.08% open space.

The PUD was innovatively designed to interweave the residences with the golf course. Therefore, in protecting the integrity of the golf course area, efficiency of land and subsequently, variety in design and unit type became very important. The residential portion of the PUD does include traditional, low density residential, single family lots (Gleneagle West), but primarily includes detached and attached single family condominiums. These condominiums range from stand-alone units to six (6) unit buildings and have been efficiently clustered. In addition, the lot requirements are specific to this development and provide flexibility from the traditional standards of the zoning ordinance. This type of efficiency through clustering (and the subsequent necessary lot requirements) and the relationship of the residential units with the golf course could only be accomplished through a planned unit development.

Acreeage. The PUD contains 281.95 total acres less right of ways. The development will contain a mixture of residential and non-residential uses, and therefore, the total acres far exceeds the minimum requirement of 10 acres.

Utilities. As an existing large residential development, the PUD is served by public water and sanitary sewer. All future development will continue to be served as well and will be coordinated with the Georgetown Township Department of Public Works. In addition, the overall development previously received approval for the stormwater management system, however, we will continue to work with the Ottawa County Water Resources Commissioner’s office to confirm (or receive new if necessary) approval.

Land Ownership. The overall PUD, and specifically the affected parcels, are owned by FELP and Woods. The PUD application included within this submittal package has been prepared by FELP.

Master Plan. The established residential and proposed residential uses are consistent with the goals and objectives of the Georgetown Township Master Plan as this site is indicated to be medium density residential. The proposed density of the site is calculated to be 2.31 units per acre which is not only in

line with the medium density residential designation, but actually substantially less units than could exist here based on the significant **44.08%** open space.

Pedestrian. The PUD has been specifically designed to preserve the golf course area and therefore, with a private street network embracing curvature in the roads, speed bumps, and a variety of signed intersections and crossings to the golf course. This results indirectly as a traffic calming mechanism, but also allows golfers and pedestrians to safely travel the road edges throughout the entire PUD. Therefore, the PUD fulfills the standard for integrated, safe and abundant pedestrian access.

Architecture. The future homes within the PUD will be constructed with high quality materials and utilize many of the building materials characteristic to Georgetown Township and the existing homes within the development. The proposed future homes are intended to maintain architectural similarity, including maximum height, to the existing homes to preserve the character of the Gleneagle neighborhood.

Traffic. The PUD has been designed with a safe and efficient circulation system to meet local and county standards. Multiple access locations promote efficient connections with public streets and enhance emergency access. In addition, since the development preserves the golf course, the private street network embraces curvature in the roads and includes speed bumps, and a variety of signed intersections and crossings resulting in traffic calming. The proposed future streets are intended to maintain lighting similar to the existing streets to preserve the character of the Gleneagle neighborhood.

Open Space Requirements. The PUD includes the Gleneagle golf course, and therefore, **140.14** total acres of open space, of which **15.85** acres are credited (per the definition in Section 22.2.H.2.), on a development area of **281.95** acres for a total of **44.08%** open space. The existing open space will be amended to the proposed open space and set aside through an appropriate legal instrument.

Phases of development and approximate time frames for each phase, including anticipated start and completion dates of construction. FELP does not anticipate that this submittal will impact the time frames provided in the previous submittals.

Proposed deed restriction, covenants, or similar legal instruments to be used within the PUD. As with the previous existing phases of the PUD, the future condominium phases will be regulated by their respective Master Deeds.

Proposed deviations and requested areas of flexibility. FELP submitted a revised PUD in March 2020 that removed the road from the Highlands to Parsons. While the existing condominium associations had not previously expressed a desire for this road, when they saw the revised PUD, they began expressing that they really wanted the road. FELP took this into consideration and further revised the already revised PUD application to create a plan that reintegrated the road from the Highlands to Parsons. The reintegrated road is on a hillside. As a result, the gravity sewer can only reach to the furthest south condominium unit shown in the Highlands. Because there is no sewer on Parsons and Georgetown does not want sanitary sewer pump stations, FELP is showing Parcel D along the proposed street with well and septic. Since well and septic systems are not allowed in PUDs, this lot is excluded from the PUD. The width of this parcels is limited so, after consulting with the Ottawa County Road Commission, FELP is requesting a 66 foot wide ROW (as identified on C-101) for the 120 feet immediately north of Parsons and the ROW will transition to 46 foot wide over the next 95 feet (as identified on C-101) instead of the standard 66 foot wide ROW for the entire length of the future private road.