

**AGENDA  
CITY OF KENTWOOD PLANNING COMMISSION  
TUESDAY, AUGUST 10, 2021  
KENTWOOD COMMISSION CHAMBERS  
4900 BRETON AVENUE  
7:00 P.M.**

- A. Call to Order
- B. Pledge of Allegiance (Kape)
- C. Roll Call
- D. Approval of the Minutes of July 27, 2021 and Findings of Fact for: **Case#19-21** –32<sup>nd</sup> Street Townhomes – Final Site Plan Review Located at 2918 32<sup>nd</sup> Street
- E. Approval of the Agenda for August 10, 2021
- F. Acknowledge visitors and those wishing to speak to non- agenda items.
- G. Old Business
- H. Public Hearing

**Case#20-21** – DMR Transportation – Rezoning of 16.4 acres of land from R1-C Single Family Residential to IPUD Industrial Planned Unit Development Located at 4251,4375 and 4401 36<sup>th</sup> Street,

**Case#21-21** DMR Transportation – Special Land Use Review of a Vehicle Repair Establishment Located at 4251,4375 and 4401 36<sup>th</sup> Street;

**Case#22-21** – Windy West Two Conditional Rezoning - Request of Bosco Development LLC to conditionally rezone 8.91 and 8.86 acres of land from RPUD-1 High Density Residential Planned Unit Development and R1-A Estate Residential respectively to R1-D Single Family Residential. Located at 3345 – 52<sup>nd</sup> Street and 3281 Nature View Drive

- I. Work Session

**Case#23-21** – Speedway – Special Land Use and Site Plan Review for a Vehicle Fuel Station – Located at 4384 Kalamazoo;

**Case#24-21** -West Michigan Auto Glass – Special Land Use Minor Auto Repair and Site Plan Review Located at 5630 Division Ave SE;

**Case#25-21** – Cobblestone at the Ravines Phase 3 –Final PUD Site Plan Review Located at 4333 Shaffer Ave SE;

**Case#26-21** – WoodHaven Condominiums – Final PUD Site Plan Review – Located at 4624 Walma Avenue SE

J. New Business

Set public hearing date of , for:

K. Other Business

1. Commissioners' Comments
2. Staff's Comments

L. Adjournment

\*Public Hearing Format:

1. Staff Presentation – Introduction of project, Staff Report and Recommendation  
Introduction of project representative
2. Project Presentation – By project representative
3. Open Public Hearing (please state name, address and speak at podium. Comments are limited to five minutes per speaker; exceptions may be granted by the chair for representative speakers and applicants.)
4. Close Public Hearing
5. Commission Discussion – Requests for clarification to project representative, public or staff
6. Commission decision – Options
  - a. postpone decision – table to date certain
  - b. reject proposal
  - c. accept proposal
  - d. accept proposal with conditions.

PROPOSED MINUTES OF THE REGULAR MEETING  
OF THE KENTWOOD PLANNING COMMISSION  
JULY 27, 2021, 7:00 P.M.  
COMMISSION CHAMBERS

- A. Chair Jones called the meeting to order at 7:00 p.m.
- B. The Pledge of Allegiance was led by Commissioner Brainerd.
- C. Roll Call:  
Members Present: Bill Benoit, Catherine Brainerd, Dan Holtrop, Sandra Jones, Clarkston Morgan, Ray Poyner, Mike Pemberton, Darius Quinn  
Members Absent: Ed Kape (with notification)  
Others Present: City Attorney Jeff Sluggett, Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier, the press and

**Motion by Holtrop, supported by Pemberton, to excuse Kape from the meeting**

- Motion Carried (8-0) –
- Kape absent -

- D. Approval of the Minutes and Findings of Fact

**Motion by Commissioner Holtrop, supported by Commissioner Quinn, to approve the Minutes of July 13, 2021 and the Findings of Fact for: Case#18-21 Cobblestone at the Ravines Phase 3 – Request of Redstone Land Development LLC for a Major Change to a PUD Phase and Preliminary Site Plan Review Located at 4333 Shaffer Avenue SE**

- Motion Carried (8-0) –
- Kape absent -

- E. Approval of the Agenda

Schweitzer stated staff would like to remove setting the public hearing for Case #23-21 Speedway under new business item.

**Motion by Commissioner Holtrop, supported by Commissioner Pemberton, to approve the agenda for the July 27, 2021 meeting with change noted.**

- Motion Carried (8-0) –
- Kape absent -

- F. Acknowledge visitors wishing to speak to non-agenda items.

There was no public comment.

There was no Old Business

H. Public Hearing

**Case#19-21** –32<sup>nd</sup> Street Townhomes – Final Site Plan Review Located at 2918 32<sup>nd</sup> Street

Pung stated the request is for a site plan review for a 4-unit multi-family building. Pung stated the property is zoned R4 and multi-family dwellings are a permitted use with Planning Commission site plan approval. He stated a 4-unit apartment building was approved and constructed on this site in 1992. He stated that building was demolished in 2010 after a natural gas explosion.

Pung stated the site is Master Planned for medium density residential which is 4-8 units per acre. He stated the current development will come in at 9.3 units per acre but it is consistent with the zoning on the property which is R4 and that allows up to 12 units per acre. He stated the proposed building is a 2-story townhouse style building with 4 units. Each unit would have 2,026 square feet of finished living area with 4 bedrooms. The zoning ordinance minimum is 1,020 square feet.

Pung stated they have 17 onsite parking spaces which includes a one stall attached garage and they also have storage units for each of the units

Pung stated the building will have a front yard setback of 23 feet. Typically, in the R4 zoning district the front setback would be 35 feet. Section 3.05.A of the zoning ordinance states that where an existing setback line has been established by the existing buildings within 200 feet along the frontage, then this setback would apply. He stated in this case the two buildings to the west have setbacks of 23 feet, this building would be in line with them. The building to the east has a 44-foot setback for a single-family home and the condo further to the east has a 24-foot front yard setback.

Pung stated section 19 of the zoning ordinance does require a landscape buffer C along the west property line which in this case it is a minimum 10-foot landscape buffer with landscaping. With the proposed development parking would be within 1-2 feet of the property line. He stated they would be installing a 6-foot-high privacy fence. He stated section 19 of the ordinance does allow for a Planning Commission waiver from the landscaping and screening requirements. This will be based on the building placement and the ability to retain additional parking spaces. Pung stated they could meet the landscaping requirement if they took out all the parking along the west property line it would meet our minimum requirement but significantly reduce the amount of parking. These are 4 bedroom units so there is potential for having more than 2 cars per unit. He stated having the extra parking would be beneficial to the development. He stated they



are also indicating that they are going to provide a 6 foot fence or barrier along the west property line as a screen.

Pung stated he is recommending approval of the site plan as described in his memo.

Michael Brown, 5470 Bentbrook Dr. was present. He stated he will be the owner/occupant at the location.

Jones opened the public hearing.

There was no public comment.

**Motion by Pemberton, supported by Brainerd to close the public hearing.**

- Motion Carried (8-0) –
- Kape absent -

Poyner questioned if the decks will have partitions between each of the units. Brown stated they will be made with 6 foot high privacy barriers. Poyner stated he is in favor of the project.

Quinn, Holtrop, Benoit, Pemberton, Morgan, Brainerd and Jones were all ok with the project.

**Motion by Holtrop, supported by Pemberton, to grant conditional approval of the site plan received June 16, 2021, as described in Case 19-21. Approval is conditioned on conditions 1-5 and basis points 1-8 as described in Pung's memo dated July 21, 2021.**

- Motion Carried (8-0) –
- Kape absent -

I. Work Session

**Case#20-21** – DMR Transportation – Rezoning of 16.4 acres of land from R1-C Single Family Residential to IPUD Industrial Planned Unit Development Located at 4251,4375 and 4401 36<sup>th</sup> Street,

**Case#21-21** DMR Transportation – Special Land Use Review of a Vehicle Repair Establishment Located at 4251,4375 and 4401 36<sup>th</sup> Street;

Golder stated the request is for rezoning of 16.4 acres of land from R1-C Single Family Residential to IPUD Industrial Planned Unit Development, Preliminary PUD site plan review and Special Land Use Review of a Vehicle Repair Establishment.

Golder stated the 16.4 acres does not include the portion to the south. The owner is not ready to sell, however they gave the applicant the first right of refusal if they want to purchase and if they want to sell. They need the parcel to the south as a another secondary access to develop the future phases of the PUD.

The Master Plan designation for this site is for industrial use; however, the Master Plan also states that the area north of 36<sup>th</sup> should be restricted to ensure that impact on adjacent residential properties can be minimized. Motor freight terminals and fuel depots are listed as examples of uses that could be restricted to improve compatibility with adjacent uses.

Golder stated we are considering the request to be a “truck terminal” and that will also have vehicle repair. Golder stated a truck terminal is a use permitted by right as is a motor freight terminal but we have the same concern about a truck terminal adjacent to residential.

Golder stated 36th Street is a four lane road with center turn lane, within a 100 foot right of way. On the south side of 36<sup>th</sup> Street is the former location of Knoll, Inc., which will continue to be used for industrial under new ownership. The Grand Valley Metro Council reports 8,800 vehicles daily on 36<sup>th</sup> Street in 2018.

Golder stated the applicant states in their application that there would be 10 drivers in Michigan that park at the truck terminal facility, use a truck/trailer, and possibly return to the lot in the evening to take their personal vehicle home. It is estimated that 10-15 trucks would enter or leave the site per day. Approximately 25 employees would work within the proposed office space. The applicant has indicated that there would be about 15 trucks and 20 trailers parked on the site at any given time.

Golder said the future phases of the PUD include two 50,700 square foot buildings to the west of the proposed motor freight terminal. If the future phases are developed, the property at 4251 36<sup>th</sup> Street would have to be incorporated into the development, to provide primary and secondary access to the west side of the development.

Golder stated what is being proposed is a truck terminal. She stated because of the coming and going of the trucks, because there is adjacent residential uses, and because of idling of vehicles and the repair operations, there are some issues with meeting the special land use standards. She stated we don’t know enough about the use to determine whether or not they are going to have a negative impact on the existing residential uses.

Golder stated that the applicant has also indicated that 70% of the revenue is going to come from sales and leasing of tractors and trailers to independent owner operators. She stated our zoning ordinance doesn’t allow for vehicle sales except for indoor. The applicant indicated the nature of the business is a lease to own operation so it makes it a little bit different than a car lot.

Golder stated the applicant has indicated that it is possible that somebody might spend the night in their trucks on the site and there might be idling if it is cold or hot. She stated we don't know when the trucks are going to come and go. She stated we also need more information on site lighting. She stated there is a disparity on the number of trucks that the applicant says will be on the site and the number of parking spaces that they have. There are 118 parking spaces proposed on the site.

Golder stated phase 1 is only the truck parking lot. She was concerned with who will watch the parking lot so that people don't come in at all hours of the night.

Golder stated another issue is, we need more information about the vehicle repair. The hours of operation, the type of repair confirming that it is only for their own vehicles, the amount of parking required for the repair services and to confirm that there is no outdoor storage.

Golder stated we don't know much about the other future industrial sites. She stated we don't know whether will be a negative impact there. She stated the key to this project is going to be the impact that the residents have or they say that they might have from having the use there.

Craig Baker with First Companies was present. He stated DMR does not do anything with freight. They will have their vehicles at the location. The people that are driving the trucks if they do want to purchase it they can. He stated it is not a sales lot.

Brainerd questioned the phasing. Baker stated DMR is currently in a location down the road and they have a current lease for 2 years for the building they are in. He stated their plan in phase 1 is to build a parking lot on the north part of the site. He stated the building would come as phase 2. Once their lease is completed they would build the building at that time. Baker stated the buildings to the west are laid out for a light industrial type of multi-tenant building. Baker stated the applicants intention is to purchase the property, the parking lot would be phase 1 then the building would be phase 2 and the future phase would be the buildings to the west.

Brainerd stated if we are two years out how do you oversee the things that are going on in the parking lot to protect against idling etc. Baker stated he would have to sit down with the applicant to understand operationally some ideas and strategies for that piece and come back to the commissioners with the information.

Brainerd stated she is concerned about the 10-15 trucks entering. Baker stated the 10-15 trucks that is what they have at their current space. They also have another location and the idea is they are not planning to have a sales lot. It would still be their over the road trucking and those would be trailers and trucks related to that. They are looking to consolidate at one location. Brainerd stated the parking issues are still the primary concern and she is struggling with the sales aspect. Her concern was how is that going to work and how quick is the turnover.

Morgan questioned that in the event it is not rezoned, is there a separate plan that they have proposed. Do they have another way of how they would like to reuse this land. Baker stated they would like to rezone in one step and not do a separate rezone on the western piece later. He stated their initial need for the company is the eastern side of the lot with the parking and the building. Morgan questioned if phase 1 and phase 2 were the only thing that happens would that kill the plan because they need phase 4 and 5. Baker stated he thinks phase 4 and 5 can be more of a light industrial incubator space that may relate to what they are doing or it could be a separate type of use from DMR's business.

Morgan stated there are a few residential properties surrounded by the trucking multiple vehicles moving in and out and some potentially staying overnight. What barriers will they have to keep things safe for the truckers and keeping things safe for the families. Baker stated the access is going to be on 36<sup>th</sup> street there is no physical connection between the sites. The only way of interacting would be on 36<sup>th</sup> Street. Morgan questioned the back end of the houses will there any barriers/ trees and if so what type of trees. Baker stated they will have landscape berms and trees. Golder stated there is a landscaping requirement that the ordinance sets and they are portraying it accurately. Golder stated if the commissioners or the neighbors thought it would be important to incorporate a fence she's sure that can be done.

Pemberton questioned what kind of square footage they currently have in their building. Pemberton stated at the end of their lease they want to move their location will 23,400 square feet be big enough. When they get to the phase 2 building could that building grow into phase 3. Pemberton questioned if phase 2 could be a 35,000 square foot building. Baker stated the area that expands would be for maintenance. Baker stated they would be more than doubling their maintenance area and they felt that was a pretty good plan for long term.

Pemberton questioned overnights, when the parking lot gets installed it could be some driver that comes in with their rigs and spend the night. Baker stated the question was asked could that happen and that could happen at any of the light industrial buildings. Baker stated everything that happens on site is tied to what happens inside the building, in the office and in the maintenance area and that would be during the business hours listed. Occasionally it may be a driver that comes back and gets in his vehicle and then leaves. He stated yes someone could stay overnight but it is not part of what they endorse. Pemberton stated he is concerned because what do you do about restrooms, would they provide plug ins in the winter. We would have to rely on the owner to police their own property and make sure that overnight is not happening.

Benoit stated he wasn't thrilled about this at the Master Plan meetings. This is the one thing we said that we don't want to see. He stated, he doesn't think it belongs there, he thinks it is too close to the houses. He stated they won't convince him.

Holtrop stated his concern is no sales, but yet there will always be things sitting there for sale not advertised but they are for sale therefore this will be a sales operation. He said 60% of their revenue is from that.

Owner of DMR was present. He stated the current building has trucks and trailers that are parked and are not for sale. When drivers come home they park their trucks there and then they go home with their cars. He stated if they come to the building there are no for sale signs for the trucks or trailers. He stated in their old building they don't have enough space to park the trailers. Their fleet is growing and have over 75 drivers and about 130 trailers. He doesn't have enough parking for trailers. He stated the biggest thing is that they need more space to park the trailers and trucks when they come home.

Holtrop questioned where the connection for traffic from east to west on the site. Holtrop stated it looks difficult to get to. Stalsonburg stated the intent is to discourage traffic going through the easternly site to get to the westerly site. That is why the secondary access is so important. Stalsonburg stated the traffic for the westerly two buildings would have its own driveway coming off 36<sup>th</sup> Street and it would be discouraged to access it through the other site.

Holtrop stated he is not a huge fan at this point and will wait to see what happens going forward.

Quinn stated he agrees they have work to do. He would like to see them do some work on the overall impact of the residents. Quinn questioned how truck terminal and motor freight are different. Golder stated we will have a better definition for the public hearing. Golder stated she thinks the difference is the freight, they aren't bring anything in loading and unload in a truck terminal.

Max Grover, 4070 Old Lantern Drive, was present. He stated everyone is concerned about the neighborhood but they neighbors are ok with whatever goes in because this is an industrial area and they know what is going on.

Poyner stated he has some of the same concerns as the other commissioners about vehicles being parked overnight and the truck drivers staying there. He said the applicant has indicated that it won't happen, however it can happen. He questioned if the applicant will consider electrical outlets so if a truck driver had to stay overnight they wouldn't have to run their vehicle overnight and just plug in and that might help with the noise issue for the residents nearby. Poyner questioned how close are the drivers to his facility that drive for them. Owner stated most of the drivers are not just based out of Michigan but also other states. He stated they don't have many drivers that stay overnight at their facility. Most of them drop the trailer off then go to the truck stop because they want to eat and have access to the bathroom and showers. Poyner stated he would like the applicant to consider an outlet there because that will address the issue if someone has to stay overnight. Owner stated they do have outlets at their old building especially in the winter and how cold it gets.

Poyner questioned if the applicant would continue with the project if phase 3 and 4 would not happen, would they do this with only phase 1 and 2. Owner stated he probably wouldn't because the reason why they are buying the land is for the future. He stated 3 and 4 might not deal with trucking it might be something else that they are thinking of, but their goal is to buy the whole parcel to build for the future.

Poyner questioned what is the planned use for the building in phase 4 and 5. Owner stated a portion maybe for the trucking business, but not the whole building.

Poyner stated his other concerns would be about the residents. He stated he would like to see us have another work session because there is quite a bit of work to do, but we want to make sure we get the word out to the residents so that the commissioners hear from them just to make sure that they will be ok with this type of use.

Jones stated it indicates in the staff report that the traffic count was done in 2018 and at that time it was roughly 8,800 vehicles on 36<sup>th</sup> Street. Is there a more current traffic count. Golder stated she doesn't think so, but will double check. She stated when she drives through there doesn't seem to be a lot of traffic.

Jones stated she is curious as to what constitutes excessive idling of the trucks. Owner stated most of the trucks idle during the winter in the morning. It takes about 30-45 minutes for the trucks to get warmed up. Even when they plug them in it still takes time to turn them on. When they drop trailers it take about 15-20 minutes to unhook from the trailer and then they have to turn the truck off right away so that that mechanics can work on them.

Jones stated she noticed that in terms of the overnight it is no more than 6-7 times per year that would happen and that is helpful to know that the volume isn't that much. However, her concern is how much traffic is coming in after 5pm since their business hours are from 8am-5pm. Owner stated 20% over the weekend and 80% is more during the working hours. 20% can come in after 9pm depending on where they are coming from, it doesn't take long when they are at the yard usually about 30-45 minutes to unhook the trailer.

Jones questioned the lighting after hours. Baker stated they would get photometric approved by staff, and they are flexible.

Benoit stated buy all the residential land up make it all one parcel he is with them, but the way these houses are, he doesn't care if they are rentals. It's just way over the top. Grover stated the land has been for sale 5+ plus years. Any of the neighbors or anybody else could have done the same thing and bought the land.

Discussion ensued regarding Master Plan for the area.

Pemberton stated on the flip side, he would hate to see the residential that is still there to hold this parcel hostage while we wait. If everyone is on board that this is eventually going to go industrial anyway, why don't we move forward. Do we move forward with this particular project is to be determined. He is not saying yes or no. We have had several proposals and the current residences have more control than they know because they are holding these parcels development hostage. Golder stated if you drive down 40<sup>th</sup> Street we have some industrial buildings that are quieter. She stated some industrial uses are busier and have more impact than others. But how we regulate that she is not sure. When we were looking at the Master Plan for this area we were thinking a low impact industrial type use.

Holtrop questioned what the applicant does for repairs. Owner stated most of the trucks that come to get repaired are Monday-Friday 8am-5pm, doesn't happen often but sometimes on a Saturday if the freight needs to go so it can be on time for delivery. He stated it doesn't happen often but every once in awhile. Owner stated everything is worked on inside the building. He stated if they get certified mechanics they will do engine work but they don't do that.

**Case#22-21** – Windy West Two Conditional Rezoning - Request of Bosco Development LLC to conditionally rezone 8.91 and 8.86 acres of land from RPUD-1 High Density Residential Planned Unit Development and R1-A Estate Residential respectively to R1-D Single Family Residential. Located at 3345 – 52<sup>nd</sup> Street and 3281 Nature View Drive

Pung stated Request to conditionally rezone 17.77 acres at 3281 Nature View Drive and 3345 – 52<sup>nd</sup> Street from R1-A Estate Residential & RPUD-1 High Density Residential Planned Unit Development to R1-D Single Family Residential. He stated (3281 Nature View Drive) has been zoned R1-A Estate Residential since at least 1980. The east property (3345 – 52<sup>nd</sup> Street) was part of the 50.66-acre Quail Meadows Planned Unit Development; the city approved the rezoning and preliminary site plan for the Quail Meadows Planned Unit Development in 2005. In 2013 the City approved a Preliminary PUD plan for the Aspen Pointe development (Case 15-13) for the property. No development on the Quail Meadows PUD nor the Aspen Pointe PUD was ever initiated and all approved plans for the PUD have expired. The original Quail Meadows PUD depicted eighteen (18) lots with minimum lot width of eighty (80) feet and minimum lot area of 10,078 square feet.

The applicant has requested a conditional rezoning of the two (2) properties to R1-D Single Family Residential. Under conditional zoning, an owner of land may voluntarily offer in writing, use and development restrictions regarding the land as a condition of rezoning. The restrictions would be incorporated into a Conditional Rezoning Agreement.

For the proposed rezoning the applicant has offered the following conditions:

1. Minimum lot width of 60 feet.

2. 7,000 square feet minimum lot area
3. Minimum of 1,100 sq. feet on the main floor.
4. Brick or stone on front facades.
5. Roof pitch of 5/12 or greater.
6. Minimum side/rake overhang of 8".
7. Front windows to have grills and shutters where they permit.
8. Front porches (stoop) to be covered with a roof, to have a porch entablature, and decorative cedar post.
9. Plat to have a minimum of 3 home designs and 5 different facades.

The restrictions, with the addition of a minimum lot area of 7,000 square feet, are identical to the restrictions approved with the rezoning of an adjacent property to the east also owned by the applicant (Case 10-21: Windy West)

In contrast to the Windy West development, this development has the potential for more than forty (40) single family lots. Windy West was only eleven (11) lots located on a cul-de-sac. Even with the proposed number of home designs and facades there is the concern for a significant number of the homes to be of a garage forward design and garages will end up being the dominant feature of the streetscape

VanderHoff, with Bosco Construction was present. He stated they acquired the property to the west about 3-4 years ago. He stated they finally acquired this property and the two pieces will lay out much better. He stated with the topography and the wetlands, Plaster Creek and floodplains there is only one way the two pieces together are going to lay out as far as the roads. He stated they have worked with Grand Rapids on the utility plans. They have already run a sewer main to service the cul-de-sac. He stated the streets will work out well as far as continuity. He stated he spoke to a handful of neighbors some are familiar with their company and glad it is them building in there, some don't care. He stated there is a nice treeline they would like to preserve to keep the treeline between them and the Somerdykes. He would also like to preserve the Geist treeline.

Poyner questioned the price point for the homes. VanderHoff stated he isn't sure depending on the cost of materials and other factors. Poyner questioned if he will be able to share the elevations. VanderHoff stated he thinks what is important and that is the architectural feature you are putting on the homes. The trends change quite a bit. Discussion ensued.

VanderHoff stated they are duplicating what they have done before at Wing and 60<sup>th</sup> east off of Breton on Plover. He suggested the commissioners take a look at that project. He stated another one is on smaller lots than these 50-55 foot lots and this is in Caledonia east on 84<sup>th</sup> Street, Cherry Meadows. He suggested the commissioners take a drive to see what these developments look like with the architectural features.

Poyner questioned if these homes would have the variability in the types of elevation and types of home and architecture. VanderHoff stated in this price point you can only build so many type of models and have it work economically.



Holtrop stated when he first saw this he thought great. He questioned if there is there any chance he can put larger size lots. VanderHoff stated the trend is smaller lots because they cost so much money to develop. He stated it becomes very unfeasible quickly. VanderHoff stated they build everything themselves and they like to build quality. VanderHoff stated if it got down to building larger lots, he sells lots to other builders. Discussion ensued. Holtrop questioned if we could get a little bigger. VanderHoff stated what he has proposed may not be the final count at the end. He stated he may run into drainage issues, ponding issues, Consumers Energy may have to shift the cul-de-sac back there etc. VanderHoff stated there is quite a bit of risk for him.

Benoit stated this is just conditional rezoning and he is good.

Pemberton stated the concept looks good to him and looks forward to it.

Brainerd stated she echoes Holtrop on the lot sizes. She would like to see them a little bit bigger. She is a little concerned about the 3 designs 5 facades with the 40 lots versus 11 lots proposed in the last subdivision. She stated she likes the layout. VanderHoff encouraged again to go the Caledonia and look at the smaller lots they built.

Jones echoed Holtrop. She stated she is anxious to see what the renderings will look like. She stated she is interested in going to Caledonia to see what they look like as well.

Discussion ensued regarding sideyard setbacks and how closely homes are stacked by each other. VanderHoff stated most of their prints are designed around 40 foot wide and 10 foot on each side and sometimes he will offset 8 and 12 feet then you have another 8 or 12 feet next door so you will have around 20 feet around each home. Pung stated minimum sideyard setback is 5 feet under the straight R1-D zoning. Discussion ensued

Pemberton stated he understands everybody's concern. The developer has all the bells and whistles that the commissioners want to see and we still keep wanting more. He stated they end up building a house nobody can buy. He stated we have to build homes and the buyers have to be capable of buying these houses. He stated lets be careful. Discussion ensued.

J. New Business

**Motion by Benoit, supported by Holtrop, to set a public hearing date of August 24, 2021 for: Case#24-21 -West Michigan Auto Glass – Special Land Use Minor Auto Repair and Site Plan Review Located at 5630 Division Ave SE; Case#25-21 – Cobblestone at the Ravines Phase 3 –Final PUD Site Plan Review Located at 4333 Shaffer Ave SE; Case#26-21 – WoodHaven Condominiums – Final PUD Site Plan Review – Located at 4624 Walma Avenue SE**

- Motion Carried (8-0) –
- Kape absent -

K. Other Business

1. Master Plan Amendment – Division United, Forest Hills and Burton, reton and Walma

Schweitzer stated the recently completed Division United Study contain an array of communications that warrant careful consideration as they relate to the Division Avenue Sub Area within the 2020 Kentwood Master Plan. He stated there were numerous notations in the Master Plan in anticipation of the joint study involving the RAPID and the cities of Kentwood, Wyoming and Grand Rapids. The study is intended to enhance services by expanding safe and equitable transit access connect residents with jobs, and support urban revitalization and economic development.

Staff recommends passing a motion to formally initiate the Division Avenue Sub Area Plan Update. In addition we have a developer seeking to submit a request for a major change to a PUD near the intersection of Forest Hill and Burton Street that involves a medium residential density development (7.4 units per acre) for an area that currently has an Intuitional future land use designation. They are now seeking an attached housing project under condominium ownership. We recommend a similar motion to formally initiate a sub area plan update. The concept for this second sub area review was recently reviewed by the Land Use and Zoning Committee.

The southeast corner of Burton and Forest Hill and the other is the southeast corner of 44<sup>th</sup> and Walma is also being considered for an amendment to the Master Plan. The discussion is that it may be reasonable to consider a change in the use.

The commissioners were ok with moving forward.

**Motion by Brainerd, supported by Pemberton, to initiate the Division Avenue sub area plan update, and Master Plan updates for the southeast corner of Burton and Forest Hill Avenue and the southeast corner of 44<sup>th</sup> and Walma.**

- Motion Carried (8-0) –
- Kape absent -

2. Zoning Ordinance Amendment Discussion

Pung stated occasionally staff bring zoning ordinance amendments for discussion to see whether they would like to go forward. If they would like to staff can do additional research and prepare the language.

**Zoning Ordinance Update (RPUD-1 & RPUD-2 Descriptions)**

The current residential planned unit development districts in Kentwood are:

- RPUD -1 High Density Residential
- RPUD-2 Single Family Residential.

To describe the intent and purpose of the districts more accurately, the suggestion is to rename them as follows:

Potential name change

- RPUD-1 Attached Residential
- RPUD-2 Detached Residential

The consensus of the commissioners was ok with the request.

### **Sec 90-38: Variance to the Subdivision Control Ordinance**

The City Attorney has recommended that the following amendments be made to the subdivision control ordinance.

#### **Current Language**

(b) *Other subdivisions.*

(1) *Demonstration of need.* If the proprietor can clearly demonstrate that literal enforcement of the terms of this article is impractical or will impose undue hardship in the use of his land because of peculiar conditions pertaining to his land, the zoning board of appeals may at its discretion, permit such variances it finds reasonable and within the general policy and purpose of this article. No variance shall be granted unless the zoning board of appeals finds that:

- a. There are special circumstances or conditions affecting the property such that the strict application of the provisions of this article would deprive the proprietor of the reasonable use of his land.
- b. The variance is necessary for the preservation and enjoyment of a substantial property right of the proprietor.
- c. The granting of the variance will not be detrimental to the public welfare or be injurious to property in the area in which the property is situated.

(2) *Conditions.* The zoning board of appeals, in granting approval of variances, may require such conditions as will secure substantially the objectives of the requirement varied or modified.

(3) *Application.* An application for any such variance shall be submitted to the zoning board of appeals at the time the preliminary plat is filed with the community development department. The application shall fully state the grounds for such a variance.

#### **Proposed Language**

(b) *Other subdivisions.*

(1) *Demonstration of need.* If the proprietor can clearly demonstrate that literal enforcement of the terms of this article is impractical because of peculiar conditions pertaining to his land, the zoning board of appeals may at its discretion, permit

such variances it finds reasonable and within the general policy and purpose of this article. No variance shall be granted unless the zoning board of appeals finds that:

a. There are special circumstances or conditions affecting the property such that the strict application of the provisions of this article would deprive the proprietor of the reasonable use of his land.

b. The variance is necessary for the preservation and enjoyment of a substantial property right of the proprietor.

c. The granting of the variance will not be detrimental to the public welfare or be injurious to property in the area in which the property is situated.

(2) *Conditions.* The zoning board of appeals, in granting approval of variances, may require such conditions as will secure substantially the objectives of the requirement varied or modified.

(3) *Application.* An application for any such variance shall be submitted to the zoning board of appeals. The application shall fully state the grounds for such a variance.

The consensus of the commissioners were ok with the request.

### **Zoning Ordinance Update (Recreational Facilities in Industrial Districts)**

Recently the Land Use and Zoning (LUZ) Subcommittee met with an applicant looking at locating an indoor recreation facility within an existing building in the I1 Light Industrial district. The Zoning Ordinance currently does not permit recreation facilities (indoor or outdoor) in industrial districts. The request was not the first heard by the city and at least one variance had been granted in the past to permit an indoor recreation facility in an industrial building.

Currently indoor recreation facilities are allowed either by right or as a special land use within all zoning districts in Kentwood except R5 Manufactured Housing, I1 Light Industrial, and I2 Heavy Industrial.

To facilitate discussion on the subject, staff researched what other communities allow with respect to recreational facilities in their industrial districts. The results are as follows:

<b>Community</b>	<b>Allowance</b>
Grandville	Permit indoor recreation centers and health or fitness centers as a special land use in the I-1 & I-2 districts
Wyoming	No allowance for indoor recreation centers in industrial districts but do allow Athletic Training Facilities as a SLU (allows for competitive events)
Grand Rapids	Not allowed in IT – Industrial Transportation district
City of Walker	Minor recreation (commercial indoor), major

	recreation (commercial indoor) and outdoor recreation (commercial) are a SLU in the ML Light Industry district
Cascade Township	No allowance
Alpine Township	No allowance
Byron Township	Indoor recreational facilities and health clubs are permitted in the D1 Light Industrial district, outdoor recreation facilities are not permitted.
City of Greenville	Indoor recreation establishments are a permitted use in the IND Industrial District
City of Portage	No allowance
City of Kalamazoo	Allowance for participant sports and recreation (indoor & outdoor) in the manufacturing districts (M1 & M2)
Canton Township	Private indoor recreation is a permitted use in the L1 Light Industrial district. Private outdoor recreation is a SLU in the LI Light Industrial districts

An item to consider is that if allowance is made for indoor recreation facilities in industrial districts, are there any restrictions, requirements, etc. that should be included as part of any amendments. Currently, the only use specific for indoor recreation facilities are:

1. The principal and accessory uses and buildings shall be located within one-hundred (100) feet of any residential district or use.
2. All uses shall be conducted completely within a fully enclosed building.

The consensus of the commissioners were ok with the request.

### **Zoning Ordinance Update (Adult Foster Care Facilities)**

Over the past year, the Land Use and Zoning (LUZ) Subcommittee has met with two (2) applicants looking at developing adult foster care large group homes.

In Michigan, Adult Foster Care (AFC) homes are licensed residential settings that provide 24-hour personal care, protection, and supervision for individuals who are developmentally disabled, mentally ill, physically handicapped or aged who cannot live alone but who do not need continuous nursing care. AFC Homes are restricted to providing care to no more than 20 adults.

The State of Michigan currently defines five (5) types of adult foster care homes:

- Adult Family Home (Capacity of 1-6)
- Adult Small Group Home (Capacity of 1-6)

- Adult Medium Group Home (Capacity of 7-12)
- Adult Large Group Home (Capacity of 13-20)
- Adult Congregate Facility (Capacity >20/per Public Act 218 the licensure of new AFC's for more than 20 persons is prohibited)

The Kentwood Zoning Ordinance makes allowance for adult foster care family homes (capacity of 1-6) and adult foster care small group homes (capacity of 1-12), the ordinance does not allow for adult foster care large group homes. Based on information on the Michigan Department of Licensing and Regulatory Affairs website, there are eleven (11) licensed adult large group homes in Kentwood and with all, but one located in the same building with at least one other large group home.

The adult large group homes, as identified by the State, in Kentwood are as follows:

AHSL Kentwood Cobblestone AHSL Kentwood Cobblestone AHSL Kentwood Fieldstone AHSL Kentwood Fieldstone AHSL Kentwood Riverstone AHSL Kentwood Riverstone	6 separately licensed facilities located within 2 building (2 facilities in one building and 4 in the other building). Received SLU approval from the City in 1986 as an adult foster care facility (at that time a group home was any facility caring for 7 or more persons)
Oxford Manor East Oxford Manor West Windsor Manor North Windsor Manor South	4 facilities located within 2 buildings (2 facilities in each building). The facilities were approved by the city in 1994 as "Congregate Care". The city approved ordinance amendments (which are no longer in existence) in 1994 to make allowance for "congregate care" facilities.
Holland Home Breton Extended Care	Approved by the City in 2019 as an adult caring institution

If the City does wish to make allowance for adult foster care large group homes, staff had outlined two (2) options.

### Option 1

Amend both *Section 2.02 Definitions* and *Section 3.20 Residential Child and Adult Care Facilities* to add the following classifications and definitions as defined by the State:

- Adult Family Home (Capacity of 1-6)

- Adult Small Group Home (Capacity of 1-6)
- Adult Medium Group Home (Capacity of 7-12)
- Adult Large Group Home (Capacity of 13-20)

Amend *Section 3.20 Residential Child and Adult Care Facilities* to permit Adult Family Homes and Adult Small Group Homes as permitted uses in the R1-A, R1-B, R1-C, R1-D, R2, R3, R4, R5, and Form Based Code (FBC) districts while Adult Medium Group Homes and Adult Large Group Homes would be special land uses in the aforementioned districts. Adult foster care facilities would continue to be prohibited in commercial, office, industrial, and open space districts.

Amending the ordinance to include Adult Congregate Facility (Capacity >20) is not recommended as there are no facilities located in the Kentwood (based on the Michigan Department of Licensing and Regulatory Affairs website) and per Public Act 218 stating that the licensure of new AFC's for more than 20 persons is prohibited.

## **Option 2**

Amend *Section 2.02 Definitions* and *Section 3.20 Residential Child and Adult Care Facilities* to include Adult Small Group Home and Adult Medium Group Home. Adult Small Group Homes would be permitted uses in the R1-A, R1-B, R1-C, R1-D, R2, R3, R4, R5, and Form Based Code (FBC) districts while Adult Medium Group Homes would be a special land use in the aforementioned districts. Adult foster care facilities would continue to be prohibited in commercial, office, industrial, and open space districts. To allow for adult foster care large group homes, the definition of *Adult Caring Institution* would be amended to include adult foster care facilities with a capacity of thirteen (13) or more adults.

The consensus of the commissioners were ok with the request. They said this is a good idea its been awhile since its been updated.

### **3. Commissioners' Comments**

Quinn stated the Covenant Park Advisory Committee met and it looks like we will become an area of competitive sports.

Poyner stated he likes that we are back meeting in person and hopes to be able to continue.

Jones discussed the subcommittee openings and suggested the commissioners send an email to staff to let them know their interest is for serving.

4. Staff's Comments

Golder stated we aren't setting the public hearing for Speedway but we will still have the work session.

Pung let the commissioners know that Zoning Board of Appeals member Richard Lenger passed away.

L. Adjournment

**Motion by Commissioner Benoit, supported by Commissioner Pemberton, to adjourn the meeting.**

- Motion Carried (8-0) –
- Kape absent -

Meeting adjourned at 9:30pm

Respectfully submitted,

Ed Kape, Secretary



**CITY OF KENTWOOD  
PLANNING COMMISSION  
PROPOSED  
FINDINGS OF FACT  
AUGUST 10, 2021**

Pung 07/21/21

PROJECT: 32<sup>nd</sup> Street Townhomes

APPLICATION: 19-21

LOCATION: 2918 - 32<sup>nd</sup> Street

HEARING DATE: July 27, 2021

REVIEW TYPE: Site Plan Review for a 4-unit apartment building

MOTION: **Motion by Holtrop, supported by Pemberton, to grant conditional approval of the site plan received June 16, 2021, as described in Case 19-21. Approval is conditioned on conditions 1-5 and basis points 1-8 as described in Pung's memo dated July 21, 2021.**

- Motion Carried (8-0) –
- Kape absent -

CONDITION:

1. Staff approval of a landscape plan.
2. Staff approval of a lighting plan.
3. Planning Commission approval of a waiver from the landscaping and screening requirements along the west property line.
4. Compliance with all applicable Engineering Department regulations and requirements
5. Compliance with all applicable Fire Department regulations and requirements.

BASIS:

1. The proposed development is consistent with the R4 High Density Residential zoning district and replaces a previous 4-unit apartment building located on the property.
2. Ensure appropriate landscaping for the site consistent with the requirements of the Kentwood Zoning Ordinance.

3. Ensure that lighting is consistent with the requirements of the Kentwood Zoning Ordinance.
4. Section 3.05.A of the Zoning Ordinance allows for a front yard building setback of twenty-three (23) feet
5. Section 10.04.A of the Zoning Ordinance makes allowance for the approval of waivers to the landscaping and screening requirements of the Zoning Ordinance. The waiver allows for the provision of additional on-site parking and along with decks for each of the units.
6. The use otherwise meets the requirements of the Kentwood Zoning Ordinance.
7. Applicant's representation at the work session and public hearing.
8. Discussion at the work session and public hearing.



exxel engineering, inc.  
planners • engineers • surveyors

August 6, 2021

Ms. Lisa Golder  
City of Kentwood  
4900 Breton Avenue SE  
PO Box 8848  
Kentwood, MI 49518

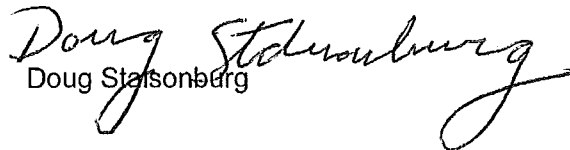
Re: DMR

Dear Lisa,

As the applicant's representative, I am requesting the Planning Commission proceed with the public hearing on August 10, but table the rezoning decision to until at least August 24. This will allow us sufficient time to react to the neighbors input at the public hearing and to meet with them to resolve any issues.

If you have any questions or comments, please don't hesitate to contact me.

Sincerely,

  
Doug Stinsonburg

cc: Craig Baker  
Matt Abraham

## PLANNING STAFF RECOMMENDATION

Pung 08/03/21

PROJECT: Windy West Two

APPLICATION: 22-21

LOCATION: 3281 Nature View Drive & 3345 – 52<sup>nd</sup> Street

HEARING DATE: August 10, 2021

REVIEW TYPE: Conditional rezoning of 17.77 acres from R1-A Estate Residential & RPUD-1 High Density Residential Planned Unit Development to R1-D Single Family Residential

RECOMMENDATION: Recommend to the City Commission conditional approval of the request to rezone 17.77 acres from R1-A Estate Residential & RPUD-1 High Density Residential Planned Unit Development to R1-D Single Family Residential. Approval is conditioned on the following:

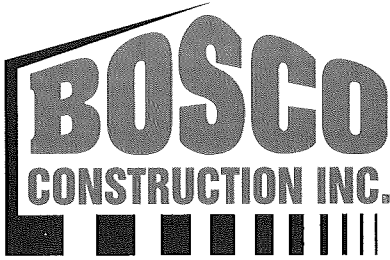
CONDITION: 1. As offered by the applicant in the letter dated August 2, 2021; the following restrictions/conditions shall apply to the property:

- 1) Minimum lot widths of sixty (60) feet.
- 2) Minimum 7,000 square feet of lot area.
- 3) Minimum of 1,100 square feet on the main floor.
- 4) Brick or stone on front facades.
- 5) Roof pitch of 5/12 or greater.
- 6) Minimum side/rake overhang of eight (8) inches.
- 7) Front windows to have grills and shutters where they permit.
- 8) Front porches (stoop) to be covered with a roof, to have a porch entablature, and decorative cedar post.
- 9) Plat to have a minimum of three (3) home designs and five (5) different facades.
- 10) Homes to have a minimum seven (7) foot side lot.

2. Execution of a formal written Conditional Rezoning Agreement acceptable to the owner and the City and conforming to Section 3.29.C.2 of the Kentwood Zoning Ordinance.

BASIS:

1. In 2004 the State of Michigan passed Public Act 579 which makes allowance for the conditional rezoning of property. In a conditional rezoning an owner of land voluntarily offers in writing, and a city may approve, certain use and development restrictions of the land as a condition of the rezoning.
2. The Master Plan recommends low density residential development for this site. Due to limitations created by existing wetlands and floodplain on the site, the development will be low density.
3. The City's infrastructure and services are sufficient to accommodate development of the property under the R1-D Single Family Residential district.
4. The rezoning is not anticipated to have a substantial and permanent adverse impact on neighboring property; especially when the restrictions are taken into consideration.
5. The rezoning would not tend to create any type of blight within the area and would allow for reasonable use of the property.
6. The proposed single-family use is compatible with the surrounding uses
7. Applicant's presentation at the Planning Commission work session and public hearing.
8. Discussion at the Planning Commission work session and public hearing.



8/2/2021

City of Kentwood Planning Commission,

Bosco Development LLC is requesting a zoning change for property located at 3281 Nature View Dr. SE. from the current RI-A to RI- D Conditional Zoning and property located at 3345 52<sup>nd</sup> St. SE from current RPUD-1 to R1-D Conditional Zoning.

The conditions requested are minimum lot width of 60', 7000 Sq. Ft minimum lot area and the following Architectural Deed Restrictions for each dwelling to be recorded with the final plat:

1. Minimum of 1100 square feet on main floor
2. Brick or stone on front facades.
3. Roof pitch of 5/12 or greater.
4. Minimum side/rake overhang of 8".
5. Front windows to have grills and shutters where they permit.
6. Front porches (stoop) to be covered with roof, to have a porch entablature, and decorative cedar post.
7. Plat to have a minimum of 3 home designs and 5 different facades.
8. Houses to have a 7' side lot minimum.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Christopher Vander Hoff". The signature is fluid and cursive, with a large loop at the end.

Christopher Vander Hoff







STAFF REPORT: July 22, 2021  
PREPARED FOR: Kentwood Planning Commission  
PREPARED BY: Lisa Golder  
CASE NO.: 23-21 Speedway SLU and Site Plan Review Vehicle Fuel Station

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GENERAL INFORMATION

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APPLICANT: Speedway LLC rep by: Mandy Gauss  
500 Speedway Drive 13060 S. US Hwy 27 Suite D  
Enon, Ohio 45323 Dewitt MI 4820

STATUS OF  
APPLICANT: Owner and owner's representative

REQUESTED ACTION: Applicant is requesting Special Land Use approval and Site Plan Review of an expansion of a vehicle fuel station located at 4384 Kalamazoo Avenue. The owner is purchasing an additional parcel to the north and intends to redevelop the gas station/convenience store and install a vehicle fuel canopy with eight dispensers (16 pump stations).

EXISTING ZONING OF  
SUBJECT PARCEL: C-2 Commercial

GENERAL LOCATION: 4384 Kalamazoo Avenue

PARCEL SIZE: 1.53 Acres

EXISTING LAND USE  
ON THE PARCEL: Existing Speedway gas station and Tuffy Auto Center, vacant oil change facility

ADJACENT AREA  
LAND USES: N: Commercial (Success Tutoring Center)  
S: 44<sup>th</sup> Street ROW  
E: Commercial-Discount Tire, and Residential (Greentree Apts)  
W: Commercial (Grand Rapids)

ZONING ON ADJOINING  
PARCELS: N: C-2 Commercial (as per 425 Agreement)  
S: C-2 Commercial  
E: C-2 Commercial and R-4 High Density Residential



W: Commercial (Grand Rapids)

Compatibility With Master Plan

The Master Plan recommends commercial use for this location.

Relevant Zoning Ordinance Sections

Chapter 15.04 D lists the Special Land Use requirements for Vehicle Fuel Stations. General standards for Special Land Uses are found in Section 15.02. Site plan review standards are found in Section 14.05.

Zoning History

Speedway is currently located on three parcels of land, two in the City of Kentwood and one in the City of Grand Rapids. Each municipality has retained jurisdiction of the property and buildings within its municipal boundaries. The building in which Speedway is located also houses a Tuffy Auto Center. In order to expand the facility, Speedway would purchase the .49 acre property to the north of the existing location, also located in the city of Grand Rapids. A new, larger gas station and convenience store is intended to be constructed. Due to concerns regarding the jurisdiction for planning, inspections, assessing, income tax and other services, Kentwood and Grand Rapids have entered into a Conditional Land Transfer under the provisions of Public Act 425 of 1984 (PA 425).

Public Act 425 permits the conditional transfer of property by contract between the local units of government. In this case, the two parcels for the proposed project within the city of Grand Rapids would be transferred to the city of Kentwood for a period of 50 years. Under the provisions of a Conditional Land Transfer Agreement ("425 Agreement"), the property would receive all municipal services from Kentwood, including zoning administration and jurisdiction; building electrical, plumbing, mechanical and other inspection services; ordinance enforcement; special assessments; fire/rescue service; property tax assessing and tax collection. The Speedway facility would be subject to Kentwood's ad valorem tax millage which would be administered and collected by Kentwood. Speedway would also be subject to Grand Rapids income tax for business and employment, which would be administered and collected by Grand Rapids.

While Kentwood would retain planning and zoning jurisdiction on the overall Speedway property, the 425 Agreement between the two communities requires Kentwood to consult with and receive a recommendation from the Grand Rapids Police department (relative to security issues) as well as to incorporate specific Grand Rapids zoning elements into the review of the project. These criteria are attached to the staff report.

The 425 Agreement has been approved by the City of Grand Rapids. The Kentwood City Commission will review the Agreement on August 9, 2021.

### Street and Traffic

The current Speedway site is located at the northeast corner of 44<sup>th</sup> Street and Kalamazoo Avenue. Kalamazoo Avenue includes two northbound and two southbound lanes, a lane for indirect left turns, and a right turn lane for southbound-to-westbound traffic. A concrete median prohibits left turns into and out of the proposed Speedway development. Forty-fourth Street right of way includes two eastbound and two westbound lanes, an indirect left turn lane, and a dedicated right turn lane for westbound-to-northbound traffic. There are two access drives that serve the development; one on Kalamazoo and one on 44<sup>th</sup> Street. With the addition of the .49 acre site, the location of the driveways will generally not change. The 44<sup>th</sup> Street driveway width has been reduced from 48 feet to 35' in the proposed plan. The Kalamazoo driveway remains 40' in width. The shared driveway located on the north side of the proposed gas station will also remain.

### Trip Generation

Applicant has submitted a traffic study that reviews current traffic in 2021, the 2022 projected traffic without the proposed Speedway development, and the 2022 traffic with the proposed Speedway development. The additional fuel pumps were estimated to generate another 1,522 trips per day on a typical weekday, and 91 additional trips generated in a AM peak hour. An additional 97 trips were estimated to be generated during the PM peak hour.

The impact in the level of service for all intersection was also analyzed. The study showed that the levels of service for the various intersections continued to operate at a level of service C or better during the AM and PM peak hour. According to the study, a north-bound to east-bound right turn taper is warranted at Kalamazoo at the main access driveway for the Speedway. The traffic study does not recommend the construction of this taper due to the physical limitations of the property. This likely includes signage, utility poles, and a bus stop.

Kentwood is requesting review of the study by the Grand Rapids traffic engineer.

### Site Information

A gas station is currently located on the site; the north parcel is currently an oil change establishment.

### Staff Review

1. The Speedway site is currently located on 1.04 acres of property at the northeast corner of Kalamazoo and 44<sup>th</sup> Street. With the additional Grand Rapids property added, the site will total 1.53 acres. Fuel stations are permitted in the C-2 zone with Special Land Use, meeting the general requirements and the requirements of Section 15.04D.

### Special Land Use

2. Fuel stations are considered Special Land Uses and must meet the requirements of Section 15.04 D, as follows:

1. A vehicle fuel station building and its accessory uses and buildings shall be located not less than fifty (50) feet from any right-of-way line or from any side or rear lot line abutting

a Residential District. This setback requirement shall not apply to accessory parking.

**The proposed fuel station is adjacent to a residential district. The main building is located 23' from the common lot line. A variance application has been filed.**

(see 2. Where adjoining a residential use or Residential District, Buffer Zone "B" is required

Chapter 19, Landscaping). In addition, the Planning Commission may require a solid wall or solid fence along the lot line having a maximum height of six (6) feet.

**A 20' buffer zone has been established; the landscaping for the buffer zone includes 1 canopy tree, 1 evergreen tree and 5 shrubs per 40 feet along the property line. Therefore 4 pine trees, 4 canopy trees, and 20 shrubs should be provided on the east property line.**

3. The minimum frontage shall be one hundred fifty (150) feet and the minimum lot area one (1) acre.

**The fuel station meets this requirement.**

vehicle 4. Accessory auto related facilities located on the premises such as wash facilities, rental and vehicle repair are allowed however must obtain separate special land use permits as provided for in this Chapter.

**These accessory uses are not proposed.**

5. The lot shall be located so that at least one (1) side abuts an arterial street.

**The lot abuts two arterial streets.**

has 6. The site shall be limited to no more than one (1) driveway for each street on which it frontage.

**The applicant is proposing two driveways on Kalamazoo Avenue. The northernmost driveway exists currently and straddles the north property line, providing access to the adjacent use. A variance application to the Zoning Board of Appeals.**

7. All storage of material, merchandise and equipment shall be within the building.

The applicant is proposing outdoor sales on the north side of the convenience store building. The nature of the outdoor sales should be indicated.

8. Gasoline or other flammable mixtures shall not be used to wash down the premises.

9. In the event that a Vehicle Fuel station has been abandoned or not used as a Vehicle Fuel station for a period of more than one (1) year, any application to operate the premises as a Vehicle Fuel station shall be considered as an application for a new Vehicle fuel station.
10. The applicant shall comply with Michigan Department of Environmental Quality (MDEQ) requirements.

### **General Special Land Use Standards**

3. As a Special Land Use, the proposed fuel station must also comply with the standards of Section 15.02, as follows:

- A. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that a use will not change the essential character of the area in which it is proposed.

**The use is consistent with the appearance of the general vicinity.**

- B. Be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewage facilities or schools.

**The use is adequately served by public facilities**

- C. Not create excessive additional requirements at public cost for public facilities and services.

**The use will not create additional requirements at public cost.**

- D. Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, electrical or electromagnetic interference or odors.

**The current use of the property is for a gas station; the adjacent parcel is currently an oil change establishment. The proposed use will not be detrimental to the area.**

- E. Be compatible and in accordance with the goals, objectives and policies of the Master Plan and promote the Intent and Purpose of the zoning district in which it is proposed to locate.

**The use is consistent with the Master Plan and Zoning District.**

- F. Be subject to stipulations by the Planning Commission of additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights, and for ensuring that the intent and objectives of this Ordinance will be

observed. The breach of any condition, safeguard, or requirement shall automatically invalidate the granting of the Special Land Use.

G. Comply with all applicable licensing ordinances

4. Several variances will be required for the property in order to meet Kentwood Zoning requirements. First, the Special Land Use standards of the Zoning Ordinance requires that vehicle fuel station buildings are located not less than 50 feet from any right of way line or from any side or rear lot line abutting a residential district. The east side of the development abuts an R-4 district (Greentree Apartments) and is only 23 feet from the common lot line.

The Special Land Use standards also limit the use to no more than one (1) driveway for each street on which it has frontage. Speedway is retaining the existing driveway onto Kalamazoo Avenue. However, the development also includes a shared drive with the business located to the north of the proposed Speedway. Other variances are also being requested relating to the freestanding and wall signage.

**Site Plan Review**

5. Access to the site for fuel trucks will be from 44<sup>th</sup> Street. Since Kalamazoo Avenue north of the gas station is not a truck route, and the Kalamazoo Avenue indirect left turn crossover was not designed to accommodate trucks, fueling trucks will also have to exit the site on 44<sup>th</sup> Street.
6. The new convenience store building will be 4,608 square feet in area. The use will require 24 parking spaces, provided as per the proposed plan.
7. The site meets the lot coverage requirements of the C-2 district.
8. The driveway width on Kalamazoo Avenue seems excessively wide.
9. The proposed site plan will significantly increase the green space along the 44<sup>th</sup> Street and Kalamazoo Avenue frontages. The landscape area along Kalamazoo Avenue will be increased from 10' (including the 5' concrete sidewalk) along the 44<sup>th</sup> Street frontage to 35' (including the 5' concrete sidewalk). Similarly, the green space on Kalamazoo Avenue has been increased from 15' to 30' (including 5' concrete sidewalk). There is currently no landscaping along Kalamazoo and 44<sup>th</sup> Streets; the proposed landscaping plan provides street trees and shrubs outside of the right of way.
10. The applicant should relocate the trees and shrubs near driveways on Kalamazoo Avenue that may obstruct a driver's vision of oncoming traffic. These should be relocated elsewhere on the site.
7. The site lighting does not meet Kentwood's allowances for average-to-minimum illumination.
8. Grand Rapids requirements:

As per the 425 Conditional Land Transfer Agreement, the following have been identified as issues that Grand Rapids requires to be addressed in the design of the Speedway station:

- Fuel pumps, pumps islands detached canopies, compressed air dispensers, etc. shall be located at least 15 feet from the street right of way and 20 feet from all lot lines adjacent to a residential district.
- The convenience store cash register shall be clearly visible from the street. The viewing window shall have a contiguous area of at least 15 square feet of clear glass and maintain an unobstructed view into the building.
- Height: a canopy shall have a minimum clearance of 8 feet over public sidewalks and a minimum ground clearance of 14 feet over any vehicular driveway or parking area. A canopy shall not exceed the height of the main building.
- Lighting: Lighting on canopy shall be fully recessed, no external illumination of canopy; 25% maximum of canopy visible from the public street can be illuminated; regulations regarding the intensity of lighting.
- Building transparency: 30% of wall (measured at a height of 2-8 feet) facing Kalamazoo Avenue
- Parking lot landscaping requirements: requirements for landscape buffers, materials, and height for visual screen; opacity of buffer; intermittent landscape buffer between the right of way and parking areas; streetscape trees
- Provide a Crime Prevention Through Environmental Design plan
- Limitation of floor area dedicated to alcohol sales.

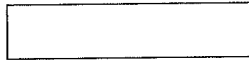
These requirements will be reviewed by the Grand Rapids Planning Department and Police Department, and, as per the 425 Agreement, no formal approval can occur until such time that a recommendation has been received from Grand Rapids and incorporated into the Special Land Use and site plan review and approval.

**Attributes:**

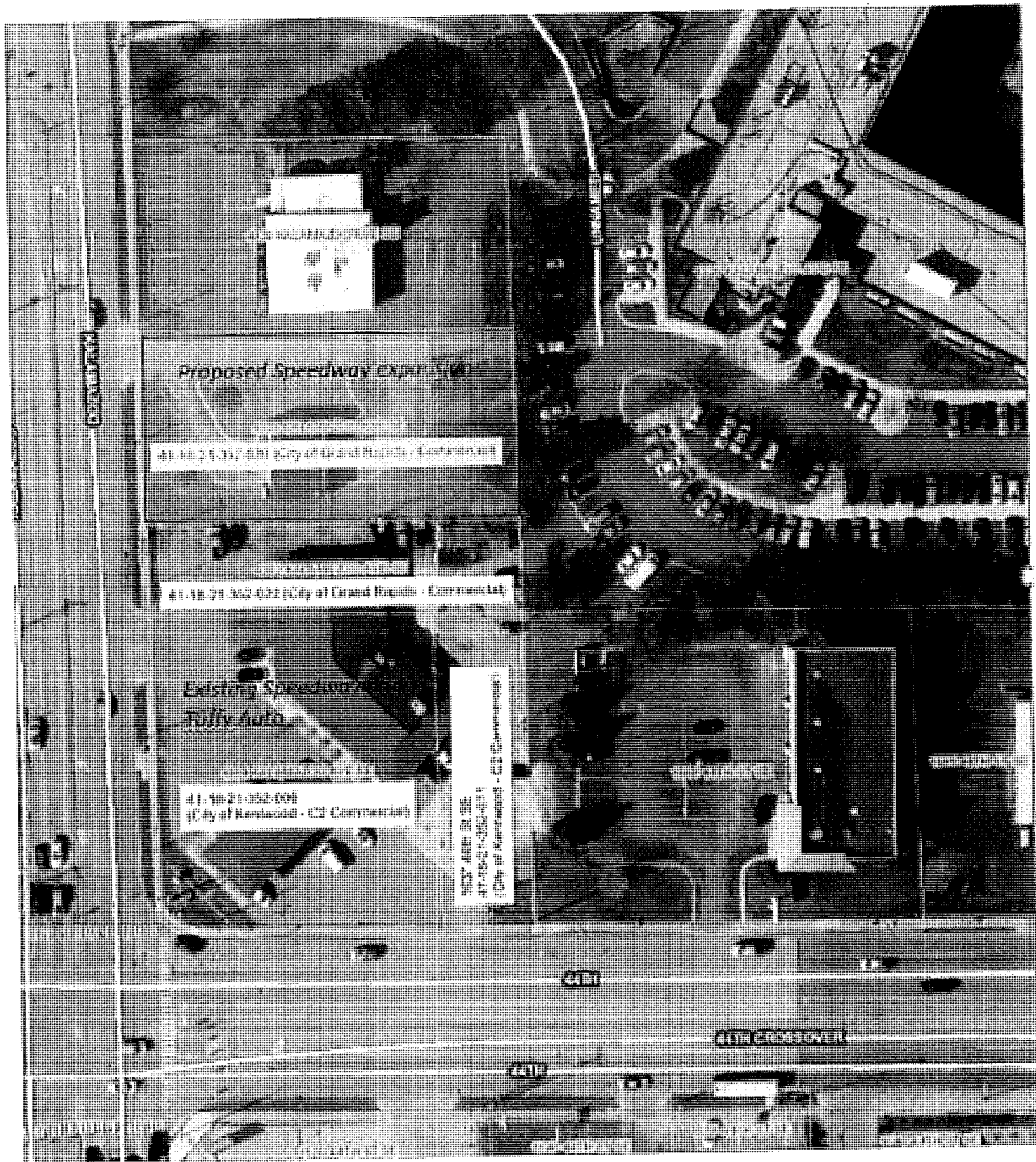
- Additional land acquired for site
- Meets parking requirements; truck access from 44<sup>th</sup> Street can be achieved.
- Meets lot coverage requirements; greenspace is increased significantly
- Eliminates issue with current building/site split between two municipalities
- 

**Issues:**

- Zoning Board variances required
- Grand Rapids standards must be considered
- Driveways too wide
- Traffic study calls for decel lane but difficult to provide given existing right of way, sidewalk, and bus stop
- Site distance at Kalamazoo driveway
- Average to minimum lighting standards



## Current Speedway Configuration and Proposed Expansion





- Location of Equipment and Structures. Fuel pumps, pump islands, detached canopies, compressed air connections, and similar equipment shall be set back at least fifteen (15) feet from a street right-of-way and twenty (20) feet from all lot lines adjacent to a residential use or Zone District.
- Cash Register Viewing Window. The cash register shall be clearly visible from the street. The viewing window shall have a contiguous area of at least fifteen (15) square feet of clear glass and maintain an unobstructed view into the building.
- Height. A canopy shall have a minimum ground clearance of eight (8) feet over public sidewalks and a minimum ground clearance of fourteen (14) feet over any vehicular driveway or parking area. A canopy shall not exceed the height of the main building.
- Canopy Lighting.
  - o All lighting on the underside of a canopy shall be fully recessed.
  - o No portion of any canopy may be externally illuminated.
  - o Fuel station canopy. A maximum of twenty-five (25) percent of a fuel station canopy visible from a public street may be internally illuminated.
  - o Intensity - Vehicle Fuel or Outdoor Sales Areas.
    - ☐ In areas where lighting levels from existing, similar vehicle fuel stations or outdoor vehicle sales areas or other illuminated areas are on both sides of the lot and across the street, up to eighty (80) percent of the existing light levels may be used.
    - ☐ For vehicle fuel station canopies and outdoor vehicle sales areas that do not meet the location requirement in Subsection C.3.a. above, an Administrative Departure may be granted for a maximum of twenty (20) footcandles within the site.
- Building transparency (measured between 2 and 8 feet): 30% (facing Kalamazoo)
- Parking/vehicle lanes be screened from Kalamazoo using one of the following methods:
  - o Parking and Loading Area Landscape Requirements
  - ☐ Type IV - Landscape Hedge Buffer:
    - A minimum five-foot wide landscape buffer, consisting of ornamental grasses, hedges, shrubbery, or other planted materials shall be provided.
    - The buffer shall be at least three (3) feet high when planted and shall be maintained to form a minimum visual screen of a maximum of four (4) feet high with eighty (80) percent summer opacity within two (2) years after planting.
    - Planting boxes or raised planters, constructed of materials acceptable under Type I Architectural Screens in C.1. above may be used, provided the height and opacity of such elements meet the criteria established within this Subsection.
  - ☐ Type V - Intermittent Landscape Buffer.
    - A minimum five (5) foot wide landscape buffer between the right-of-way and the parking area shall be provided.
    - The buffer shall be planted with a minimum of one (1) canopy tree and ten (10) shrubs per thirty-five (35) linear feet of lot frontage, or fraction thereof.
    - The landscape buffer shall cover a minimum of sixty-five (65) percent of the total distance of any one (1) lot line.
    - Streetscape Trees. At least one (1) small tree shall be planted for each twenty-five (25) feet of lot frontage or any fraction over twenty-five (25) feet. As an alternative, one (1) medium or large tree may be planted for each forty (40) feet of lot frontage or for any fraction of forty (40)

feet. Clustering of ornamental, medium, or large trees is permitted when utility conflicts or required clear vision areas prevent compliance with minimum spacing requirements.

- Provide a Crime Prevention Through Environmental Design plan (if alcohol is served)
- Limit floor area dedicated to alcohol sales — attached is the template showing the pattern of decision making by the City of Grand Rapids Planning Commission. We would request that an approval of alcohol sales be in line with the attached.



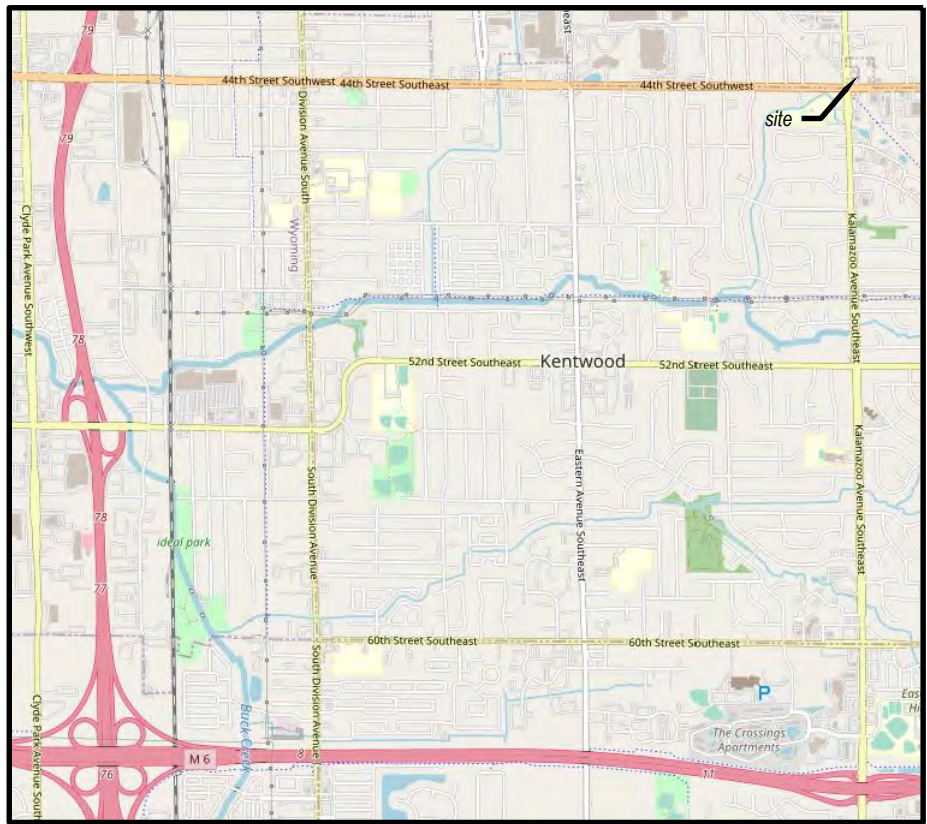
To: Kentwood Planning Staff  
From: Brad Boomstra, P.E.  
City Engineer  
Date: August 5, 2021  
Re: **Speedway**  
4384 Kalamazoo Avenue  
41-18-21-352-006  
Review of Site Plan Received 7-1-2021

We have completed our preliminary review of the proposed site plans dated 7-1-2021 and received in our office on 7-20-2021. These plans are not of sufficient detail for a full construction plan review; however, Engineering offers the following comments for the applicant's consideration:

1. The plans show most of the truck traffic entering the site from 44<sup>th</sup> Street. Does the drive on Kalamazoo Avenue need to be 40 feet wide?
2. More details are required regarding drainage. Stormwater detention will be required for this site. Existing and proposed storm sewers as well as drainage calculations will need to be provided.
3. Because of the proposed use for this site, a stormwater unit(s) that captures oil and grease must be included.
4. The City of Grand Rapids owns, operates, and maintains the sanitary sewer collection and water distribution systems in this portion of Kentwood. Any alterations, extensions, or new connections to either of these systems will require approval from Grand Rapids. Construction plans (drafting standards) and specifications for the proposed watermain and sanitary sewer must conform to Grand Rapids requirements.
5. Because this parcel is adjacent to a public street, over one (1) acre is being disturbed, and is within 500 feet of a lake or stream, a Permit for an Earth Change (fee \$400) and a \$5,000 soil erosion control performance bond or an irrevocable letter of credit using the City of Kentwood format will be required through Kentwood Engineering.

Should you have any questions regarding this department's review, please feel free to contact our office.

cc: Kentwood Engineering Permit Staff



VICINITY MAP  
NOT TO SCALE

#### UTILITY COMPANIES

Electric: Consumers Energy  
Consumers Energy Company  
One Energy Plaza  
Jackson, MI 49201-2276  
(800) 477-5050

Gas: DTE Energy  
DTE Electric Company  
One Energy Plaza  
Detroit, MI 48226  
Customer Service: (800) 477-4747

Water:  
City of Grand Rapids Utility Engineering  
1120 Monroe Ave NW, 3rd/ Fir  
Grand Rapids, MI 49503  
Phone: 616.456.4074  
Email: lolson@grcity.us

Sanitary:  
City of Grand Rapids Utility Engineering  
1120 Monroe Ave NW, 3rd/ Fir  
Grand Rapids, MI 49503  
Phone: 616.456.4074  
Email: lolson@grcity.us

#### SURVEYOR NOTES

- North and bearing system based upon NAD 83, MICHIGAN SOUTH  
Vertical datum NAVD 88
- This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Amrock, Commitment Number C000123253 & C000123252 and bearing an effective date of August 5, 2020 at 8:00 a.m. & July 31, 2020 at 8:00 a.m.
- Current access to the subject parcel is available along Kalamazoo Ave and 44th St. (public). No roadway improvement plans were disclosed to CESO during the survey.
- The utilities shown are located from field survey information and/or existing drawings. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service.
- Structures are as shown hereon, no evidence of recent earthwork and recent building construction.
- No evidence that subject property is being used as a sanitary landfill.
- No Evidence of wetland delineation areas were evident at the time of the survey.
- Parcel is located within an area that FEMA has not completed a study to determine the flood hazard; therefore, a flood map has not been published at this time.
- Zoning information:  
City of Kentwood: Zoned C2  
Setbacks: Building  
Front: 50'  
Side (44th St): 50'  
Side (North): 10'  
Rear: 30' (C2), 50' (R4)  
  
City of Grand Rapids: Zoned Modern Era Neighborhoods - Commercial)  
Setbacks: Building  
Front: 25'  
Side (north): 10'  
Rear (east): 25'
- There currently exist 18 Regular striped parking spaces and 0 Handicapped spaces on the Owned site and 5 Regular striped parking spaces and 0 Handicapped spaces on the Purchase site.
- Site Location LAT 42.884208°, LONG -85.625600°

#### PURCHASE PROPERTY - TITLE COMMITMENT EXHIBIT A - LEGAL DESCRIPTION

Tax ID Number 41-18-21-352-030

Land situated in the City of Grand Rapids in the County of Kent in the State of Michigan Part of the Southwest 1/4 of Section 21, Town 6 North, Range 11 West described as:  
Commencing at the Southwest corner of Section 21; thence North 00 Degrees 00 minutes 00 seconds East 275.70 feet along the West line of said Section 21 to the Place of Beginning of this description; thence continuing North 00 Degrees 00 minutes 00 Seconds East 104.25 feet; thence South 88 degrees 18 minutes 35 seconds East 258.70 feet parallel to the South line of said Section 21; thence South 00 degrees 00 minutes 00 seconds West 104.25 feet parallel to said West line of Section 21; thence North 88 degrees 18 minutes 35 seconds West 258.70 feet parallel to said South line of Section 21 to the Place of Beginning. Subject to the West 50 feet for highway purposes.

Client Reference: 4338 Kalamazoo Avenue SE, Grand Rapids, MI 49508

#### # SCHEDULE B - SECTION II

- General Easement and Right-of-Way Grant in favor of City of Kentwood, a Municipal Corporation, dated July 24, 1969 and recorded July 29, 1969 in Liber 2074, Page 414.  
- SHOWN HEREON CROSSING THE SUBJECT PARCEL
- Easement in Warranty Deed dated June 22, 1990 and recorded June 25, 1990 in Liber 2757, Page 1308.  
- SHOWN HEREON CROSSING THE SUBJECT PARCEL
- Easement in Declaration of Taking recorded August 31, 1994 in Liber 3536, Page 657.  
- SHOWN HEREON CROSSING THE SUBJECT PARCEL

#### OWNED PROPERTY - TITLE COMMITMENT EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 41-18-21-352-022, 41-18-21-352-006, 41-18-21-352-011  
Land in the City of Grand Rapids and the City of Kentwood, Kent County, Michigan, described as follows:

That part of the Southwest 1/4 of Section 21, Town 6 North, Range 11 West, Cities of Kentwood and Grand Rapids, Kent County, Michigan, described as follows: Beginning at the intersection of the centerline of 44th Street from the centerline of Kalamazoo Avenue; thence Northerly along the centerline of Kalamazoo Avenue 275.70 feet; thence Easterly and parallel with the centerline of 44th Street 258.70 feet; thence Southerly and parallel with the centerline of Kalamazoo Avenue 275.70 feet to said centerline of 44th Street; thence Westerly along said centerline of 44th Street 258.70 feet to the point of beginning.

Client Reference: 4382-4384 Kalamazoo Avenue SE, Grand Rapids, MI 49508

#### # SCHEDULE B - SECTION II

- Permanent Highway Easement granted to The Board of County Road Commissioners of the County of Kent, recorded January 20, 1992 in Liber 2965, Page 927.  
- SHOWN HEREON CROSSING THE SUBJECT PARCEL
- Terms and Conditions contained in Lease by and between OLP-Action, Inc., a Michigan corporation ("Lessor"), and Total Petroleum, Inc., a Michigan corporation ("Lessee"), evidenced of record by Memorandum of Lease dated May 15, 1991 and recorded May 28, 1991 in Liber 2863, Page 897. Said Lessor's interest was assigned to Gould Investors L.P., a Delaware limited partnership, by Assignment and Assumption of Lease Agreement dated December 20, 1991 and recorded March 20, 1992 in Liber 3000, Page 812 and further assigned to OLP Action, Inc., a Michigan corporation, by Assignment and Assumption of Lease dated January 19, 1995 and recorded February 14, 1995 in Liber 3607, Page 725. Said Lessee's interest was assigned to Mercury Petroleum, L.L.C., a Delaware limited liability company, by Assignment of Lessee's Interest in Leases, dated November 30, 1999 and recorded February 24, 2000 in Liber 4985, Page 279.  
- BLANKET
- General Easement and Right-of-Way Grant in favor of the City of Kentwood, recorded July 29, 1969 in Liber 2074, Page 412.  
- SHOWN HEREON CROSSING THE SUBJECT PARCEL
- Terms and Conditions contained in Declaration of Taking, recorded August 31, 1994 in Liber 3536, Page 657 and in Order Vesting Title and Possession, recorded October 14, 1994 in Liber 3557, Page 460.  
- SHOWN HEREON CROSSING THE SUBJECT PARCEL
- Covenants, Conditions and Restrictions contained in Restrictive Covenant, recorded October 18, 1996 in Liber 3946, Page 328.  
- BLANKET
- Covenants, Conditions and Restrictions contained in Restrictive Covenant, recorded April 16, 2003 in Liber 6822, Page 883.  
- BLANKET
- Covenants, Conditions and Restrictions contained in Declaration of Restrictive Covenant for a Restricted Nonresidential Corrective Action, recorded November 22, 2016 in Instrument No. 20161122-0103434  
- BLANKET

#### PERIMETER DESCRIPTION

That part of the Southwest 1/4 of Section 21, Town 6 North, Range 11 West, Cities of Kentwood and Grand Rapids, Kent County, Michigan, described as follows: Beginning at the intersection of the centerline of 44th Street from the centerline of Kalamazoo Avenue;

thence N 01°16'57" W, along the centerline of Kalamazoo Ave., a distance of 379.95 feet;

thence S 89°16'00" E, a distance of 258.70 feet;

thence S 01°16'57" E, a distance of 379.95 feet;

thence N 89°16'00" W, a distance of 258.70 feet to the POINT OF BEGINNING.

Containing 2.2551 acres, more or less

END OF DESCRIPTION.

#### SURVEYOR'S CERTIFICATION:

To: Speedway LLC; Amrock, LLC and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 minimum standard detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(a), 7(a), 8, 9, 10(a), 11, 13, 14, 16-19 and 21 of table a thereof. The field work was completed in September 2020.

Date of plat or map: \_\_\_\_\_

Signed \_\_\_\_\_ date 11-03-2020

Robert Matko, MI P.S. #54055  
CESO, Inc.  
13060 Old SR 27, Suite D  
Dewitt, MI 48820  
(517) 622-3000  
matko@cesoinc.com



#### ALTA / NSPS Land Title Survey

#### Speedway LLC - Store #8782

4384 Kalamazoo Ave SE  
Kentwood, MI 49508

Sec. 21, T 6-N, R 11-W  
County of Kent, State of Michigan

SCALE: N/A DATE: October 28, 2020

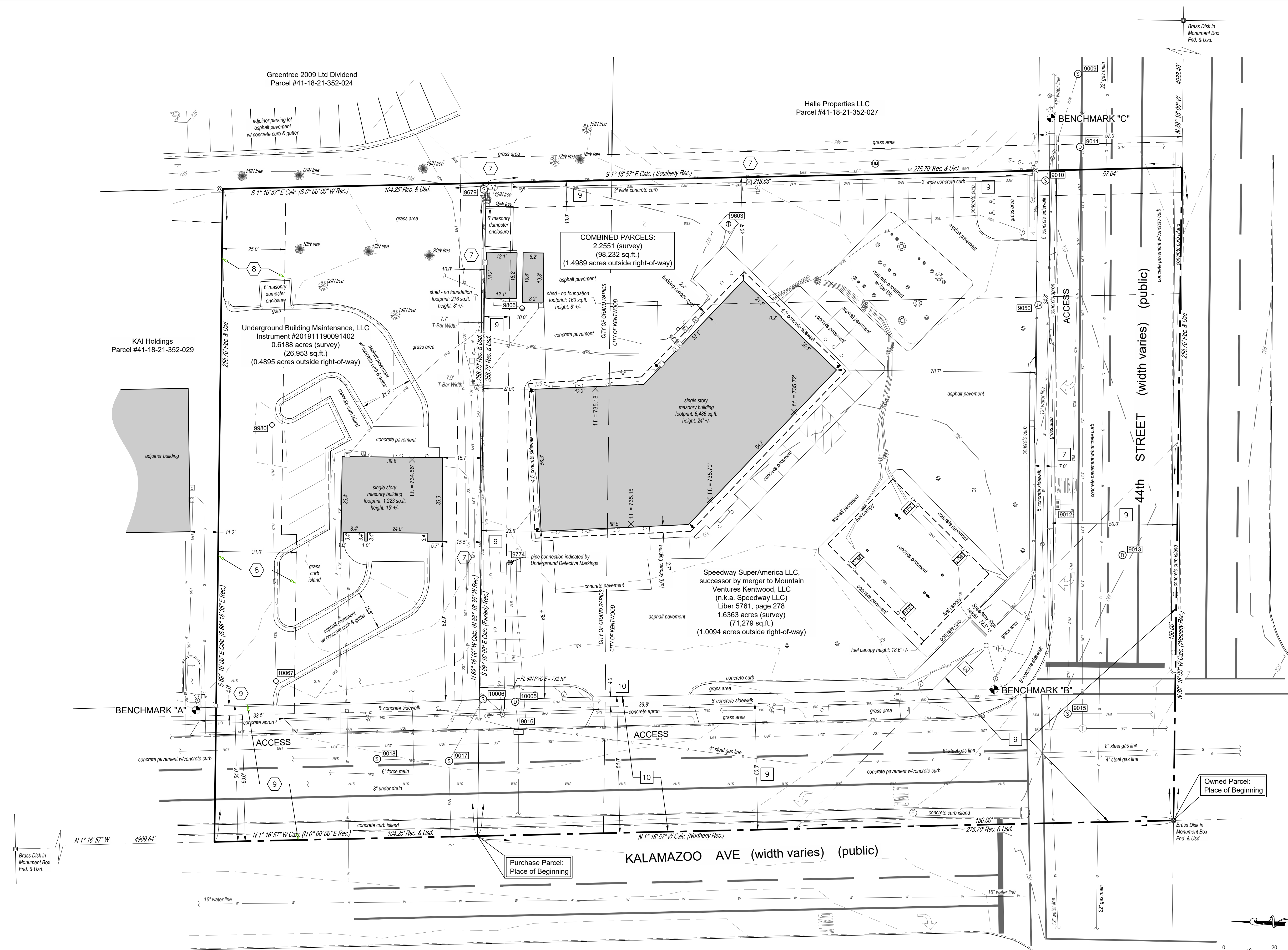
DESIGN:	CESO www.cesoinc.com	JOB NO.: 758349
DRAWN: TDC		SHEET NO.:
CHECKED: SWC		1 OF 2

OWNER:  
SPEEDWAY LLC  
500 SPEEDWAY DR.  
ENON, OHIO 45323  
1.800.643.1948



SURVEYOR  
CESO INC.  
13060 OLD US 27  
SUITE D  
DEWITT, MI 48820  
517.622.3000





STORM STRUCTURE SCHEDULE		SANITARY STRUCTURE SCHEDULE
9012 - CURB INLET RIM = 734.04 FL 12" RCP S = 731.19	9774 - CATCH BASIN ROUND RIM = 734.41 CAR PARKED ON STRUCTURE NO VISIBLE FLOW LINES BOTTOM = 731.61	9009 - SANITARY MANHOLE RIM = 735.68
9011 - STORM MANHOLE RIM = 735.46 FL 36" RCP S & W = 729.93	9806 - CATCH BASIN ROUND RIM = 734.08 FL 8" PVC NE = 732.13	9010 - SANITARY MANHOLE RIM = 735.82 FL 8" CLAY N & SE = 725.12
9013 - STORM MANHOLE RIM = 734.91 ABANDONED PER MOOT PLANS	9980 - CATCH BASIN ROUND RIM = 732.77 CAR PARKED ON STRUCTURE UNABLE TO OBTAIN INVERTS	9017 - SANITARY MANHOLE RIM = 731.94 FL 15" CLAY N = 722.64 FL 8" CLAY SE = 721.14 FL 18" CLAY W = 721.14
9015 - STORM MANHOLE RIM = 735.20 FL 12" RCP S = 729.65 FL 36" RCP N & E = 727.32	10005 - STORM MANHOLE RIM = 732.29 FL 6" CLAY S = 728.19 FL 6" PVC NE = 727.64 FL 36" RCP S = 726.64 FL 24" RCP W = 725.64	9018 - SANITARY MANHOLE RIM = 732.06 FL 15" CLAY N & S = 722.78
9016 - CURB INLET RIM = 734.91 FL 6" PVC NNE = 727.94 FL 36" RCP S = 726.64 FL 24" RCP W = 725.64	10067 - CATCH BASIN ROUND RIM = 732.38 FL 8" PVC N = 728.68 FL 8" PVC E & S = 728.18	9679 - SANITARY MANHOLE RIM = 735.06 FL 8" PVC NE = 730.06 FL 8" PVC NE = 722.96 FL 8" CLAY S & W = 721.38
9603 - CATCH BASIN ROUND RIM = 735.06 FL 8" PVC N = 733.06		10006 - SANITARY MANHOLE RIM = 732.32
	9050 - UNKNOWN MANHOLE RIM = 735.42 NO VISIBLE FLOW LINES WATER LEVEL = 730.72 BOTTOM = 730.36	

Topographic Legend	
Bollard	Gas Valve
Catch Basin	Light Pole
Catch Basin Round	Pine Tree
Cleanout	Post
Curb Inlet	Power Telephone Pole
Dec Tree	Sanitary Manhole
Telephone Box	Sign
Transformer	Structure Number
Fire Hydrant	Storm Manhole
Fuel Lid Scaled	Signal Pole
Fuel Vent	Typ. Roof Drain
Gas Meter	Water Shut-off
Gas Pump	Monitoring Well
Electric Meter	Telephone Manhole
Mail Box	Water Valve
Water Manhole	Air Conditioner
Irrigation Control Valve	
G Gas Line	
W Water Line	
UGE Underground Electric	
UGT Underground Communications	
OHL Overhead Utility Line	
STM Storm Sewer	
SAN Sanitary Sewer	

SURVEY LEGEND	
5/8" Iron Pin Set w/cap "Matko #54055"	Find. (F) - Found
Iron Pin Found as Described	Used. (U) - Used
Iron Pipe Found as Described	Obs. (O) - Observed
Railroad Spike Found	Rec. (R) - Deed
Monument Found as Described	Calc. (C) - Calculated
PK Nail/Mag Nail Found	
PK Nail/Mag Nail Set	

ALTA / NSPS Land Title Survey

Speedway LLC - Store #8782

4384 Kalamazoo Ave SE  
Kentwood, MI 49508

Sec. 21, T 6-N, R 11-W  
County of Kent, State of Michigan

SCALE: 1" = 20'

DATE: October 28, 2020

DESIGN:	 WWW.CESOINC.COM	JOB NO.: 758349
DRAWN:		SHEET NO.:
CHECKED:		2 OF 2
SWC		

**BENCHMARK** DATUM:  
NAVD88

BM "A": Railroad spike in East face of telephone pole, on East side of Kalamazoo Ave, approx. 388 feet North of intersection of Kalamazoo Ave & 44th St. = 734.20'

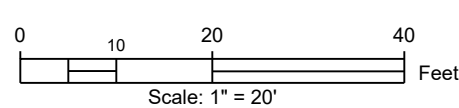
BM "B": "X" cut in Northernly bolt of signal pole at the Northeast corner of Kalamazoo Ave & 44th St. = 735.59'

BM "C": Top nut of hydrant on North side of 44th St approx. 280 feet East of intersection of Kalamazoo Ave & 44th St. = 738.38'

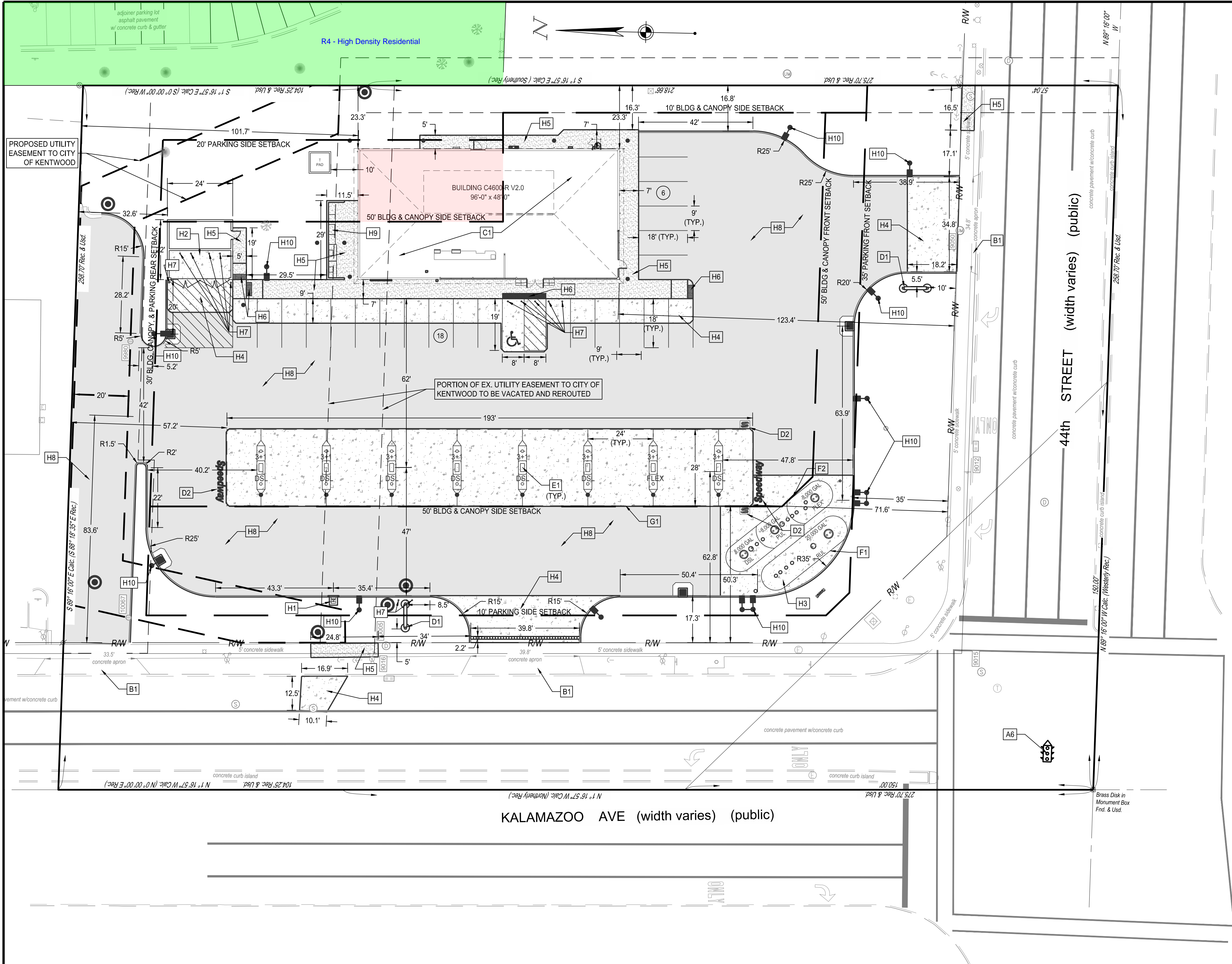
OWNER:  
SPEEDWAY LLC  
500 SPEEDWAY DR.  
ENON, OHIO 45323  
1.800.643.1948



SURVEYOR  
CESO INC.  
13060 OLD US 27  
SUITE D  
DEWITT, MI 48820  
517.622.3000







- A. GENERAL NOTES**
- GENERAL SCOPE OF WORK INCLUDES: BUILDING, CANOPY, FUEL TANKS, PIPING AND DISPENSERS AND PARKING.
  - TRUCK TURNS HAVE BEEN PERFORMED ON THIS SITE TO CONFIRM LOCATION OF UST'S.
  - FINAL DESIGN OF SITE SUBJECT TO LOCAL AND STATE REGULATIONS.
  - EXISTING PROPERTY SIZE: ±71,279 SQ. FT. / ±1.6363 AC. (±1.0094 AC. OUTSIDE RW)  
PROPOSED PROPERTY SIZE: ±98,232 SQ. FT. / ±2.2551 AC (±1.4989 AC. OUTSIDE RW)
  - REQUIRED PARKING:  
CONVENIENCE STORE: 1 SPACE PER EVERY 250 SF OF GFA = 18 SPACES  
FUEL STATION: 1 SPACE PER EACH EMPLOYEE = 6 SPACES  
TOTAL REQUIRED = 24 SPACES  
PROVIDED PARKING: (1) ADA PARKING SPACE AND (23) STANDARD PARKING SPACES.
  - THE ADJACENT INTERSECTION IS SIGNALIZED.
- B. SITE WORK**
- EXISTING DRIVE APPROACH.
- C. BUILDING**
- STANDARD #4600-R V2.0 BUILDING.
- D. EXTERIOR APPEARANCE & SIGNAGE**
- GOAL POST SIGN.
  - CANOPY SIGNAGE.
- E. DISPENSERS**
- (8) 3+1 DISPENSERS, SUMPS AND ISLANDS.
- F. UNDERGROUND STORAGE TANKS**
- (1) 20,000 GALLON FOR UNLEADED FUEL.
  - (1) 24,000 GALLON FOR PREMIUM, ETHANOL FLEX FUEL, AND AUTO DIESEL FUEL.
- G. CANOPY**
- (1) 193' x 28' (8) ISLAND AUTO CANOPY PER CURRENT STANDARDS.
- H. YARD**
- AIR ISLAND.
  - TRASH ENCLOSURE.
  - CONCRETE TANK SLAB.
  - CONCRETE PAVEMENT.
  - CONCRETE SIDEWALK.
  - ADA RAMP AND DETECTABLE WARNING STRIPS.
  - BOLLARDS.
  - ASPHALT PAVEMENT.
  - OUTDOOR SALES AREA.
  - LIGHT POLE
- I. ZONING, VARIANCE, SETBACKS, & PERMITS**

-ZONING: C2 COMMERCIAL

NORTH PROPERTY: CITY OF GRAND RAPIDS - MODERN ERA NEIGHBORHOODS - COMMERCIAL

EAST PROPERTY: CITY OF KENTWOOD - R4 HIGH DENSITY RESIDENTIAL & C2 COMMERCIAL

SOUTH PROPERTY: CITY OF KENTWOOD - C2 COMMERCIAL

WEST PROPERTY: CITY OF GRAND RAPIDS - MODERN ERA NEIGHBORHOODS - COMMERCIAL

-SETBACK

	REQUIRED				PROVIDED		
	FRONT (44TH)	SIDE (KZOO)	SIDE (EAST)	REAR (NORTH)	FRONT	SIDE	REAR
BUILDING	50'	50'	10' (C2) 50' (R4)	30'	123.4'	23.3'	101.7'
CANOPY	50'	50'	10' (C2) 20' (R4)	30'	71.6'	50.3'	57.2'
DUMPSTER ENCLOSURE	-	-	-	-	-	-	-
SIGNS	0'	0'	0'	0'	10'	5'	124.7'
TANKS	35'	15'	3'	20'	36.6'	19.2'	241.9'
DISPENSERS	50'	50'	10' (C2) 20' (R4)	30'	83.8'	62.8'	69.5'
VENT LINES	35'	15'	3'	20'	42.7'	16.4'	276.5'
PARKING	35'	10'	0' (C2) 20' (R4)	30'	95.6'	-	58.3'

- NOTES:**
- VARIANCE: FOR BUILDING TO BE 23.3' OFF SIDE LOT LINE WHERE ADJACENT TO RESIDENTIAL INSTEAD OF THE REQUIRED 50' ADJACENT TO RESIDENTIAL.
  - VARIANCE REQUIRED TO ALLOW TWO (2) ACCESS DRIVEWAYS ON KALAMAZOO AVENUE.
  - VARIANCE REQUIRED TO ALLOW ONE (1) GOAL POST SIGN PER FRONTAGE, TO REDUCE THE CLEARANCE FROM 10' TO 5' - 4 3/4", AND TO INCREASE THE MAXIMUM SQUARE FOOTAGE PER FRONTAGE.
  - VARIANCE TO ALLOW MORE THAN ONE WALL/CANOPY SIGN PER FRONTAGE.

**EXISTING LEGEND**

- CURBING TO REMAIN
- FENCE

**PROPOSED LEGEND**

- PROPOSED CURB
- NORMAL STRENGTH ASPHALT PAVEMENT PER SPEEDWAY STANDARDS
- NORMAL STRENGTH CONCRETE PAVEMENT PER SPEEDWAY STANDARDS
- CONCRETE SIDEWALK PER SPEEDWAY STANDARDS

NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.









STAFF REPORT: July 29, 2021  
PREPARED FOR: Kentwood Planning Commission  
PREPARED BY: Joe Pung  
CASE NO.: 24-21 West MI Auto Glass

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#### GENERAL INFORMATION

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APPLICANT: West Michigan Auto Glass    Rep: Patrick Nesbit  
PO Box 8424    PO Box 8424  
Kentwood, MI 49518    Kentwood, MI 49518

STATUS OF  
APPLICANT: Tenant

REQUESTED ACTION: Special land use and site plan review for minor vehicle repair services.

EXISTING ZONING OF  
SUBJECT PARCEL: FBC Form Based Code (Corridor Edge Context Zone)

GENERAL LOCATION: 5624 & 5630 Division Avenue

PARCEL SIZE: .44 acres

EXISTING LAND USE  
ON THE PARCEL: Commercial Building (office/warehouse)

ADJACENT AREA  
LAND USES: N: Commercial Building (office/warehouse)  
S: Nancy Street ROW  
E: Single Family Home  
W: Division Avenue ROW

ZONING ON ADJOINING  
PARCELS: N: FBC Form Based Code  
S: FBC Form Based Code  
E: R1-D Single Family Residential  
W: City of Wyoming (Form Based Code)



### Compatibility with Master Plan

The Master Plan recommendation is for Mixed Use (Form Based Code) development in this area. The proposed minor vehicle repair establishment is a special land use in the Form Based Code district and would therefore be consistent with the Master Plan recommendation.

### Zoning History

The property was rezoned from C2 Community Commercial to FBC Form Based Code by the city in 2017.

The intent and purpose of the Division Avenue Form Based Code is to support and encourage the development and redevelopment of the Division Avenue corridor by allowing mixed uses as well as a variety of residential and commercial use.

### Relevant Zoning Ordinance Sections

Minor vehicle repair establishments are a special land use in the FBC Form Based Code district. Section 23.02.02.B of the Division Avenue Form Based Code requires Planning Commission review and approval of a special land use and site plan. Section 15.02 outlines the general approval standards for special land uses (Section 15.03 states that only the general special land use standards of Section 15.02 are used in the evaluation of vehicle repair establishments located in the Form Based Code district). Section 13.08 outlines the general review standards. Section 14.05 outlines the site plan review standards.

The project involves only a change in use and per Section 13.02.01 the project will need to comply with the following Form Based Code regulations:

- Use
- General landscaping
- Amount of parking

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## SITE INFORMATION

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### Site Characteristics

The site is .44 acres in area. There is an existing 2,880 square building on the site that would be utilized by the applicant. The initial building (1,728 square feet) was constructed in 1981 with a 1,152 square foot addition added in 1990.

### Traffic & Circulation

The property has access off both Division Avenue and Nancy Street.

### Parking

The Zoning Ordinance requires two (2) parking spaces per each service stall, plus one (1) per each employee, plus one (1) per each service area. Based on the information provided, it appears that there would be one (1) service stall and two (2) employees on-site. The site can provide at least four (4) parking spaces meeting ordinance requirements.

Detail on the number of company vehicles that may be parked/stored on-site needs to be provided.

### Engineering

The development will have to meet all applicable Engineering Department regulations.

### Fire

The development will have to meet all applicable Fire Department regulations.

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### Staff Comments

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- 1) An unsigned project narrative was submitted by the applicant. A signed project narrative will need to be provided.
- 2) Section 15.02 of the Zoning Ordinance (Special Approval Standards) states that the Planning Commission must determine that the proposed special land use and its location meet the following standards:

- A. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, 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.

**There is an existing building that will be utilized by the applicant. Other than cleaning up the site and installing a privacy fence (a fence permit will be required), no exterior changes to the site have been proposed. Based on the business description, less than five (5) percent of the work would occur on-site.**

**Based on the initial information, it does appear that the use would be harmonious and appropriate in appearance with existing and intended character of the area.**

- B. Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities or schools.

**The site is adequately served by essential public services.**

- C. Not create excessive additional requirements at public cost for public facilities and services.

**The proposed development is not anticipated to create additional requirements for public facilities and services at public cost.**

- D. Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

**The proposed use is not anticipated to create excessive traffic, noise, smoke, fumes, or odors that will be detrimental.**

- E. Be consistent with the intent and purpose of the zoning district in which it is proposed to locate such use.

**The proposed use is a special land use within the FBC Form Based Code zoning district and as such can be considered consistent with the zoning and the Master Plan recommendation for mixed use development.**

- F. Be subject to stipulations by the Planning Commission of additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for insuring that the intent and objectives of the Zoning Ordinance will be observed. The breach of any condition, safeguard or requirement shall automatically invalidate the granting of the Special Land Use.
- G. Comply with all applicable licensing ordinances.

Attributes

- The proposed use is consistent with the Master Plan and Zoning Ordinance.
- Use of an existing building.
- Not anticipated to have a detrimental impact on adjacent properties or the surrounding area.

Issues

- Submit a signed project narrative.
- Provide detail on the number of company vehicles that may be parked/stored on-site.

**Exhibit 1: Project Location (2019 Aerial Photo)**



**Exhibit 2: April 2020 Pictometry Photo (view from the south)**



**Exhibit 3: April 2020 Pictometry Photo (view from the west)**





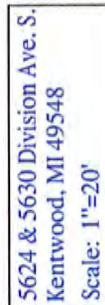
**Exhibit 4: East and South Sides of the Building**



**Exhibit 5: Division Avenue Frontage**

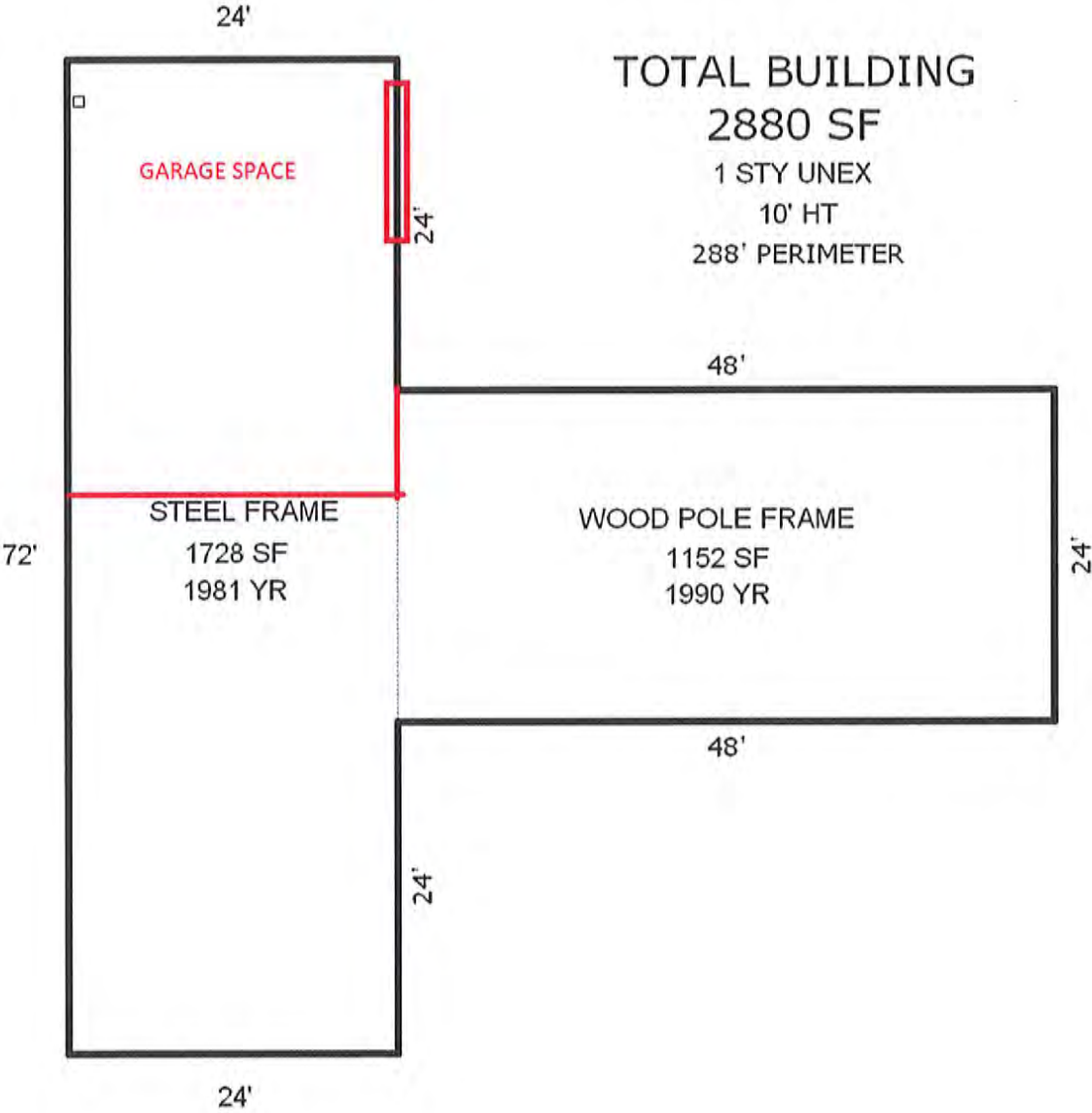


JUL 19 2021



RECEIVED

JUL 19 2021







West Michigan Auto Glass  
(616) 777-0331  
PO Box 8424  
Kentwood, MI 49518

Jul 19, 2021

LETTER OF INTENT FOR  
5630 DIVISION AVE S, MI 49548  
ZONING: FBC || PARCEL #: 41-18-31-301-008

Dear Planning & Zoning Members,

Auto Glass Experts, DBA West Michigan Auto Glass (WMAG) is a mobile auto glass repair company that has served West Michigan since 2009. Our services are strictly limited to auto glass repair, replacements, and recalibration of the ADAS (Advanced Driver-Assistance Systems) sensors that most newer vehicles have installed for safety. WMAG is the primary service provider for auto-dealers throughout Grand Rapids, accounting for the vast majority of our revenues. We selected the property on Division because it is centrally located, close to our suppliers and a significant portion of the dealerships and businesses that we serve are within 15 miles of this location. We pride ourselves in being able to go to the customers house/work/shop to get the work done and are looking to move into 5630 Division Ave S.

When we heard of the revitalization project that is going on within the Kentwood/Wyoming area we knew we wanted to be a part of it and don't have an issue with keeping our area clean, quiet, and presentable. We notice that there is also heavier traffic in that area and believe that it will be good not only for us but also for the city to have us as occupants at this location which has been vacant and unmaintained over the recent times.

Our intent for this location is to have a space for our office staff of two individuals to work out of, and have suppliers deliver. While over 95% of our work is performed through the mobile service, there are certain circumstances/times when we will need to perform work inside an enclosed garage itself. For instance, some of the higher-end vehicles have ADAS sensors which require a recalibration inside an enclosed space using equipment. It would be infeasible for us to transport this very-delicate equipment to the customer location for these installs as joggling/bumping the equipment could impact the accuracy and have a potentially detrimental impact on customer safety. However, the frequency of these services is quite limited as most vehicles that require calibration of these sensors can use our mobile calibration equipment. To be exact, during the first half of 2021, only 116 out of 2,452 jobs have been done in-shop;

meaning that only 4.73% of our work has been done on site at our current location. This is a trend that is expected to continue as our operations cater to the mobile service, where we bring the replacement glass to the customer location.

The back-side (East) of the building has a garage door and sufficient garage space for us to perform these services. We intend to clean-up the north property line and have a 6-foot privacy fence installed along that property line, to separate our facility from the neighboring residential area.

The property at 5630 Division S. is a retail building type, located within the Form Based Code (FBC) area adopted in 2017 and is located within Corridor Edge Context Area. Per the FBC, repair services are explicitly allowed in this location, but when the repair involves a vehicle, a Special Land Use permit . As such, we issue this letter as our request for this land use permit.

Our office hours and standard hours of mobile operation are Monday through Friday 8am-5pm. We occasionally perform services Saturday by mobile appointment only. During our usual business hours there are technicians on site in the morning to prepare for their day and then they are off to do their schedule.

We look forward to your response in regards to us being at and working from this property and thank you for giving us the chance to be part of the Kentwood revitalization.

Sincerely,

Patrick Nesbit

John Nesbit

The property is owned by Envy Holdings, LLC. This is a single-member LLC owned by Neal Vandenberg, and is also 20% owner of Auto Glass Experts LLC.

STAFF REPORT: July 28, 2021  
PREPARED FOR: Kentwood Planning Commission  
PREPARED BY: Lisa Golder  
CASE NO.: 25-21 Cobblestone 3

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#### GENERAL INFORMATION

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APPLICANT: Cobblestone Partners LLC rep. by: David Stebbins  
3570 Scenic River Dr. SW 3570 Scenic River Dr. SW  
Wyoming MI 49418

STATUS OF  
APPLICANT: Owner and Developer

REQUESTED ACTION: Final Approval of a PUD Phase

EXISTING ZONING OF  
SUBJECT PARCEL: RPUD-1 High Density Residential Planned Unit Development

GENERAL LOCATION: North of 44<sup>th</sup> Street, Stratton Boulevard

PARCEL SIZE: 22.44 acres

EXISTING LAND USE  
ON THE PARCEL: Vacant

ADJACENT AREA  
LAND USES: N: vacant  
S: Cobblestone at the Ravines  
W: Hidden Lakes Apartments  
E: Detention area

ZONING ON ADJOINING  
PARCELS: N, S, E: RPUD-1 High Density Residential Planned Unit  
Development  
W: R-4 High Density Residential

#### Compatibility With Master Plan

The Master Plan recommends low density residential use for this property. The overall PUD development for the Ravines was found to be consistent with the Master Plan.

Relevant Zoning Ordinance Sections

Section 12.03 of the Zoning Ordinance describes the purpose, permitted uses, and other requirements of the RPUD-1 High Density Residential District. Site Plan Review Standards are found in Section 14.05 of the Zoning Ordinance.

Zoning History

The site was rezoned to RPUD-1 in 2004. A preliminary PUD plan was reviewed and approved at that time. For this portion of the Cobblestone development, the original plan included 85 units. The revised preliminary plan was recently approved by the Planning Commission, with the unit count as follows:

Approved Revised Preliminary Plan

- 7 - 6 unit buildings
- 8 - 4 unit buildings
- 2 - 3 unit buildings
- 1 - 2 unit building
- 9 - 1 unit building

Total: 91 Units

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SITE INFORMATION

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Street and Traffic

Access to this development is from the extension of a private road (Stratton Boulevard) that extends to the from 44<sup>th</sup> Street. Stratton is proposed to be stubbed on the north side of the development. Eventually it will connect to the property to the north that is currently owned by Holland Home. No immediate plans for development are anticipated.

In the previously approved plan, Stratton Boulevard continued as a boulevard design north of the clock tower area. Now, Stratton Boulevard is no longer proposed as a boulevard.

Site Information

The site is wooded and varies greatly in elevation across the development. A wetland area exists on the east side of the site. Proposed grading has not been portrayed on the site.

Staff Review

1. Stratton Boulevard will be extended to the north property line. The preliminary plan includes a condition that requires a grading and access easement, in a form to be approved by the City Attorney, to allow for the future construction of Stratton boulevard to serve the area north of Cobblestone 3.

Staff Report

Case No. 25-21 Cobblestone 3 Final Site Plan

Page 3

2. The applicant has provided representative landscaping for each of the unit types, with the exception of the duplex unit. Additional landscaping may be warranted for Buildings 1 and 2 adjacent to the park/pool area. Additional landscaping should be provided to the south of the single family detached homes.
3. Information should be provided as to the façade variations that will be provided for the single family detached homes.
4. The applicant shall reflect the correct rear yard setback on the site plan.
5. The applicant has indicated that none of the units are planned to be rented by the developer.

Attributes:

- Continuation of Cobblestone at the Ravines
- Provides a mixture of housing types
- Two side of sidewalk provided throughout
- Provide more open space than the previous plan



BENCHMARKS

ELEVATION - 744.07  
NW CORNER OF 1'x4' BOTTOM CONCRETE  
STEP, LOCATED AT #4302 AUGUSTA HILLS,  
WEST SIDE OF HOUSE. (0.6' ABOVE WALK)

ELEVATION - 746.35  
NW CORNER OF 1'x5.5' BOTTOM CONCRETE  
STEP, LOCATED AT #2906 VANOVER  
STREET. (0.6' ABOVE WALK)

CONTROL POINTS

CP#12	CP#13	CP#14	CP#15	CP#16
M+B RED CAP	M+B RED CAP	M+B RED CAP	M+B RED CAP	M+B RED CAP
N 51207.0345	N 51250.5893	N 51200.3744	N 50937.2329	N 50879.9040
E 50677.9111	E 51022.3284	E 50337.5108	E 50288.6483	E 51228.6918
ELEV 765.00	ELEV 762.89	ELEV 751.59	ELEV 757.37	ELEV 747.42

CP#25	CP#26	CP#27	CP#28	CP#29
M+B RED CAP	M+B RED CAP	M+B RED CAP	M+B RED CAP	M+B RED CAP
N 51462.6730	N 51129.9042	N 51101.8571	N 51168.6718	N 50884.2378
E 50356.4270	E 50697.1183	E 51410.3957	E 51208.2300	E 51678.2825
ELEV 742.54	ELEV 769.50	ELEV 710.98	ELEV 735.81	ELEV 736.30

CP#33	CP#34	CP#35
M+B RED CAP	M+B RED CAP	M+B RED CAP
N 50715.1479	N 50718.6289	N 50752.1318
E 51144.8322	E 50933.3670	E 50512.7240
ELEV 742.60	ELEV 743.75	ELEV 745.74

Tax Description

PART OF SE 1/4 COM 847.35 FT S 90D 00M 00S W ALONG S SEC LINE & 427.44 FT N 0D 00M 00S E FROM SE COR OF SEC TH ELY 43.97 FT ON A 274.0 FT RAD CURVE TO LT; LONG CHORD BEARS S 75D 43M 54S E 43.93 FT; TH N 9D 40M 14S E 1.0 FT TH ELY 27.19 FT ON A 273.0 FT RAD CURVE TO LT; LONG CHORD BEARS S 83D 10M 56S E 27.18 FT; TH ELY 40.40 FT ON A 199.0 FT RAD CURVE TO LT; LONG CHORD BEARS N 88D 08M 55S E 40.33 FT; TH N 82D 24M 32S E 675.24 FT TO W LINE OF SHAFFER AVE; TH S 3D 10M 02S E ALONG SD W LINE 57.17 FT; TH S 82D 24M 32S W 650.92 FT; TH WLY 23.56 FT ON A 201.0 FT RAD CURVE TO RT; LONG CHORD BEARS S 84D 45M 58S W 23.54 FT; TH S 89D 07M 25S W 20.22 FT; TH WLY 60.20 FT ON A 327.0 FT RAD CURVE TO RT; LONG CHORD BEARS N 85D 36M 10S W 23.54 FT; TH N 9D 40M 14S E 1.00 FT; TH NWLY 172.57 FT ON A 326.0 FT RAD CURVE TO RT; LONG CHORD BEARS N 65D 09M 53S W 170.56 FT; TH S 79D 09M 48S W 187.0 FT; TH S 90D 00M 00S W 57.58 FT; TH N 0D 00M 00S E 81.72 FT; TH NELY 87.96 FT ON A 126.0 FT RAD CURVE TO RT; LONG CHORD BEARS N 20D 00M 00S E 81.72 FT; TH N 40D 00M 00S E 18.41 FT; TH N 50D 00M 00S W 105.0 FT; TH N 40D 00M 00S E 20.0 FT; TH N 50D 00M 00S W 125.0 FT; TH N 40D 00M 00S E 1.00 FT; TH N 50D 00M 00S W 115.88 FT; TH NWLY 121.47 FT ON A 174.0 FT RAD CURVE TO LT; LONG CHORD BEARS N 70D 00M 00S W 119.02 FT; TH S 90D 00M 00S W 610.58 FT; TH SWLY 80.08 FT ON A 124.0 FT RAD CURVE TO LT; LONG CHORD BEARS S 71D 30M 00S W 78.69 FT; TH S 53D 00M 00S W 332.57 FT; TH SWLY 103.74 FT ON A 175.0 FT RAD CURVE TO RT; LONG CHORD BEARS S 69D 58M 58S W 102.23 FT; TH S 86D 57M 55S W 97.39 FT TO A PT WHICH IS 592.57 FT N 3D 02M 05S W ALONG N&S 1/4 LINE FROM S 1/4 COR; TH N 3D 02M 05S W ALONG N&S 1/4 LINE 607.61 FT; TH N 77D 56M 20S E 333.73 FT; TH N 42D 36M 50S E 260.0 FT; TH S 50D 00M 00S E 235.0 FT; TH N 90D 00M 00S E 530.0 FT; TH S 45D 00M 00S E 67.88 FT; TH N 90D 00M 00S E 708.24 FT; TH S 3D 10M 02S E 489.05 FT; TH S 1D 11M 24S E 149.62 FT; TH N 50D 00M 00S W 118.85 FT; TH SLY 43.54 FT ON A 66.0 FT RAD CURVE TO RT; LONG CHORD BEARS S 21D 06M 09S W 42.75 FT; TH S 40D 00M 00S W 216.0 FT; TH S 50D 00M 00S E 28.21 FT; TH ELY 101.07 FT ON A 274.0 FT RAD CURVE TO LT; LONG CHORD BEARS S 60D 34M 02S E 100.50 FT; TO BEG EX COM 994.79 FT S 90D 00M 00S W ALONG S SEC LINE & 527.10 FT N 0D 00M 00S E FROM SE COR OF SEC; TH N 50D 00M 00S W 255.0 FT; TH N 40D 00M 00S E 230.0 FT; TH S 50D 00M 00S E 255.0 FT; TH S 40D 00M 00S W 230.0 FT TO BEG

976,892.47 SFT  
22.426 ACRES

EXISTING UNDERGROUND UTILITY DATA

STORM CB#1  
RIM 740.76  
2'x2' SQ RIM  
SILTSACK ON RIM

STORM CB#2  
RIM 735.98  
2'x2' SQ RIM  
SILTSACK ON RIM

STORM CB#3  
RIM 732.58  
2'x2' SQ RIM  
SILTSACK ON RIM

STORM MH#4  
RIM 717.52  
18" CPP INV N 708.02  
18" CPP INV S 708.02  
BOTTOM STRUCTURE 708.02  
2' DIA RIM  
4' DIA PRECAST STRUCTURE

STORM CB#5  
RIM 742.99  
2'x2' SQ RIM  
SILTSACK ON RIM

STORM MH#6  
RIM 743.39  
12" CPP INV NW 738.54  
18" CPP INV NW 735.19  
18" CPP INV SW 735.19  
BOTTOM STRUCTURE 735.09  
2' DIA RIM  
4' DIA PRECAST STRUCTURE  
NOT SURE ABOUT 18" NW,  
DON'T SEE ANYTHING IN  
AS-BUILT

SANITARY MH#7  
RIM 743.29  
8" CLAY INV NW 732.64  
8" CLAY INV SW 732.59  
2' DIA RIM  
4' DIA PRECAST STRUCTURE

STORM CB#8  
RIM 741.90  
2'x3' REC RIM  
SILTSACK ON RIM

SANITARY MH#9  
RIM 742.32  
8" PVC INV NW 732.02  
8" CLAY INV NE 732.02  
8" PVC INV SW 731.97  
2' DIA RIM  
4' DIA PRECAST STRUCTURE

STORM MH#10  
RIM 742.31  
12" CPP INV SE 737.11  
12" CPP INV SW 737.11  
12" CPP INV NW 737.11  
36" CONC INV NE 734.66  
36" CONC INV NW 734.57  
36" CONC INV SW 734.61  
2' DIA RIM  
4' DIA PRECAST STRUCTURE

STORM CB#11  
RIM 741.66  
SILTSACK ON RIM

STORM CB#12  
RIM 742.11  
6" CONC INV NE 737.71  
12" CPP INV N 735.01  
24" CONC INV W 735.01  
36" CPP INV W 735.01  
36" CPP INV SE 735.01  
BOTTOM STRUCTURE 733.61  
2'x2' SQ RIM  
4' DIA PRECAST STRUCTURE

SANITARY MH#13  
RIM 742.44  
8" PVC INV N 732.64  
8" PVC INV SE 732.54  
2' DIA RIM

4' DIA PRECAST STRUCTURE

STORM MH#14  
RIM 741.13  
12" CPP INV NW 735.83  
12" CPP INV SE 731.73  
12" CPP INV SE 731.73  
2' DIA RIM  
4' DIA PRECAST STRUCTURE

SANITARY MH#15  
RIM 743.75  
8" PVC INV W 734.00  
8" PVC INV S 734.00  
8" PVC INV E 734.00  
2' DIA RIM  
4' DIA PRECAST STRUCTURE

STORM CB#16  
RIM 743.26  
12" CONC INV SSW 738.76  
36" CPP INV E 736.51  
36" CPP INV W 736.16  
BOTTOM STRUCTURE 735.61  
2'x2' SQ RIM  
4' DIA PRECAST STRUCTURE

STORM MH#17  
RIM 745.46  
12" CPP INV W 740.26  
15" CONC INV S 740.76  
24" CONC INV N 737.71  
24" CONC INV W 737.71  
36" CPP INV E 737.71  
36" CPP INV SE 737.36  
2' DIA RIM  
4' DIA PRECAST STRUCTURE

STORM CB#18  
RIM 745.35  
12" CPP INV ESE 740.40  
BOTTOM STRUCTURE 740.15

2'x2' SQ RIM

4' DIA PRECAST STRUCTURE

SANITARY MH#19  
RIM 745.82  
8" PVC INV W 735.62  
8" PVC INV S 735.62  
8" PVC INV E 735.52  
2' DIA RIM  
4' DIA PRECAST STRUCTURE

STORM CB#20  
RIM 745.07  
12" CONC INV E 740.72  
WATER ELEV 741.17  
BOTTOM STRUCTURE 741.07  
2'x2' SQ RIM  
4' DIA PRECAST STRUCTURE  
COULD NOT SEE PIPES

STORM CB#21  
RIM 744.92  
12" CONC INV W 740.82  
15" CONC INV N 740.82  
15" CONC INV S 740.82  
BOTTOM STRUCTURE 740.57  
2'x2' SQ RIM  
4' DIA PRECAST STRUCTURE

STORM CB#22  
RIM 745.16  
12" CPP INV NW 741.71  
WATER ELEV 741.86  
BOTTOM STRUCTURE 741.61  
2'x2' SQ RIM  
4' DIA PRECAST STRUCTURE

STORM CB#23  
RIM 744.78  
12" CPP INV SE 741.68  
12" CPP INV N 741.48

BOTTOM STRUCTURE 741.08  
2'x3' REC RIM  
4' DIA PRECAST STRUCTURE

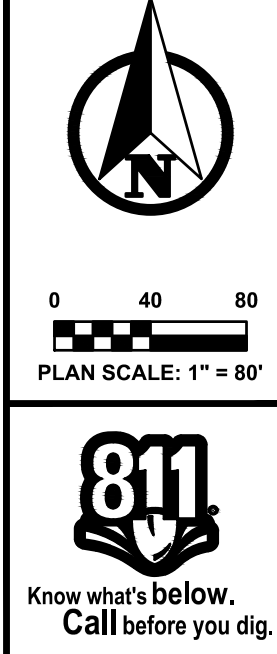
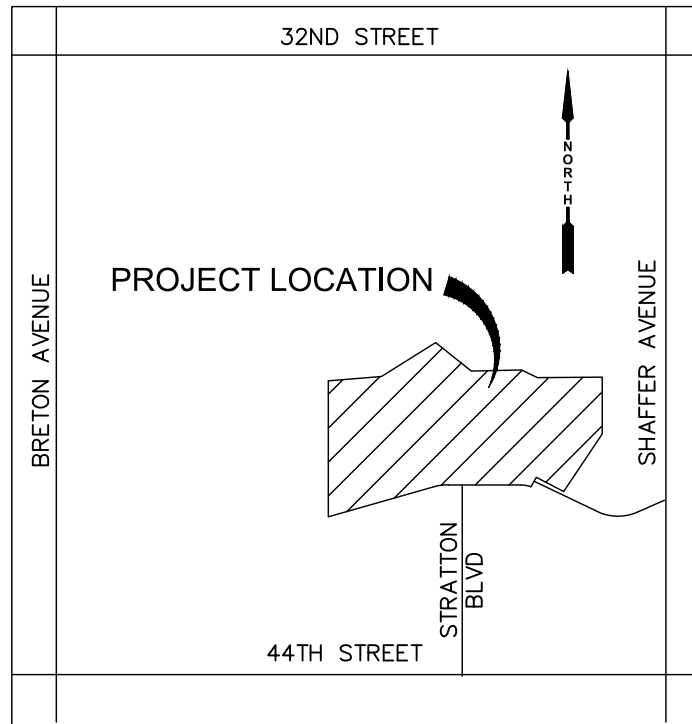
STORM MH#24  
RIM 745.55  
12" CONC INV NW 741.05  
12" CPP INV ENE 741.05  
12" CPP INV S 741.05  
24" CONC INV W 741.05  
24" CONC INV E 741.05  
BOTTOM STRUCTURE 740.80  
2' DIA RIM  
4' DIA PRECAST STRUCTURE

STORM CB#25  
RIM 745.22  
12" CPP INV WSW 741.22  
WATER ELEV 741.42  
BOTTOM STRUCTURE 741.12  
2'x2' SQ RIM  
4' DIA PRECAST STRUCTURE

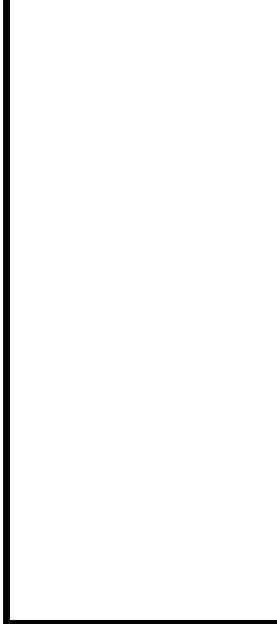
STORM CB#26  
RIM 744.95  
SILTSACK ON RIM

STORM CB#27  
RIM 746.32  
24" CONC INV E 741.67  
24" CONC INV SW 741.67  
WATER ELEV 741.47  
BOTTOM STRUCTURE 739.57  
2'x2' SQ RIM  
4' DIA PRECAST STRUCTURE

SANITARY MH#28  
RIM 746.82  
8" PVC INV SW 736.52  
8" PVC INV E 736.42  
2' DIA RIM  
4' DIA PRECAST STRUCTURE



PLAN REVISIONS	
REV	PER CITY REVIEW 07-02-21



**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 363-9801  
mailto:info@mbce.com

**SURVEY PLAN**  
FOR  
**COBBLESTONE PHASE III**  
CITY OF KENTWOOD, KENT COUNTY, MI

FIELD SURVEY / DATE	M&B-MARCH 2021
PROJECT NO.:	210166.01
DESIGN DRAWN BY:	FEF
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	06-01-21
SHEET NUMBER	1 OF 10

PREPARED FOR:  
REDSTONE HOMES  
3330 GRAND RIDGE DRIVE, NE  
GRAND RAPIDS, MI 49525  
(616) 403-6106  
ATTN: MR. DAVID STEBBINS







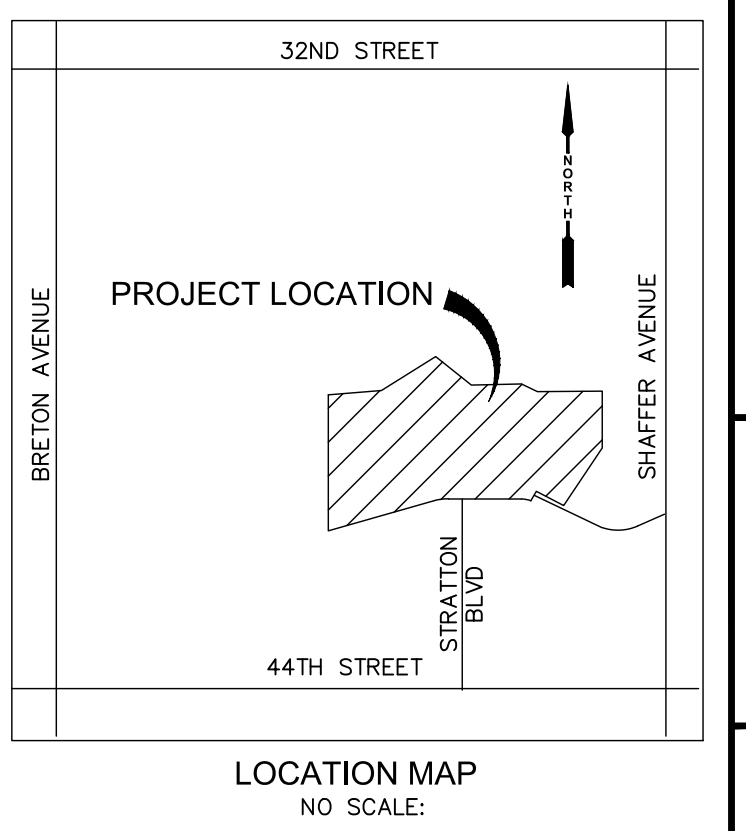
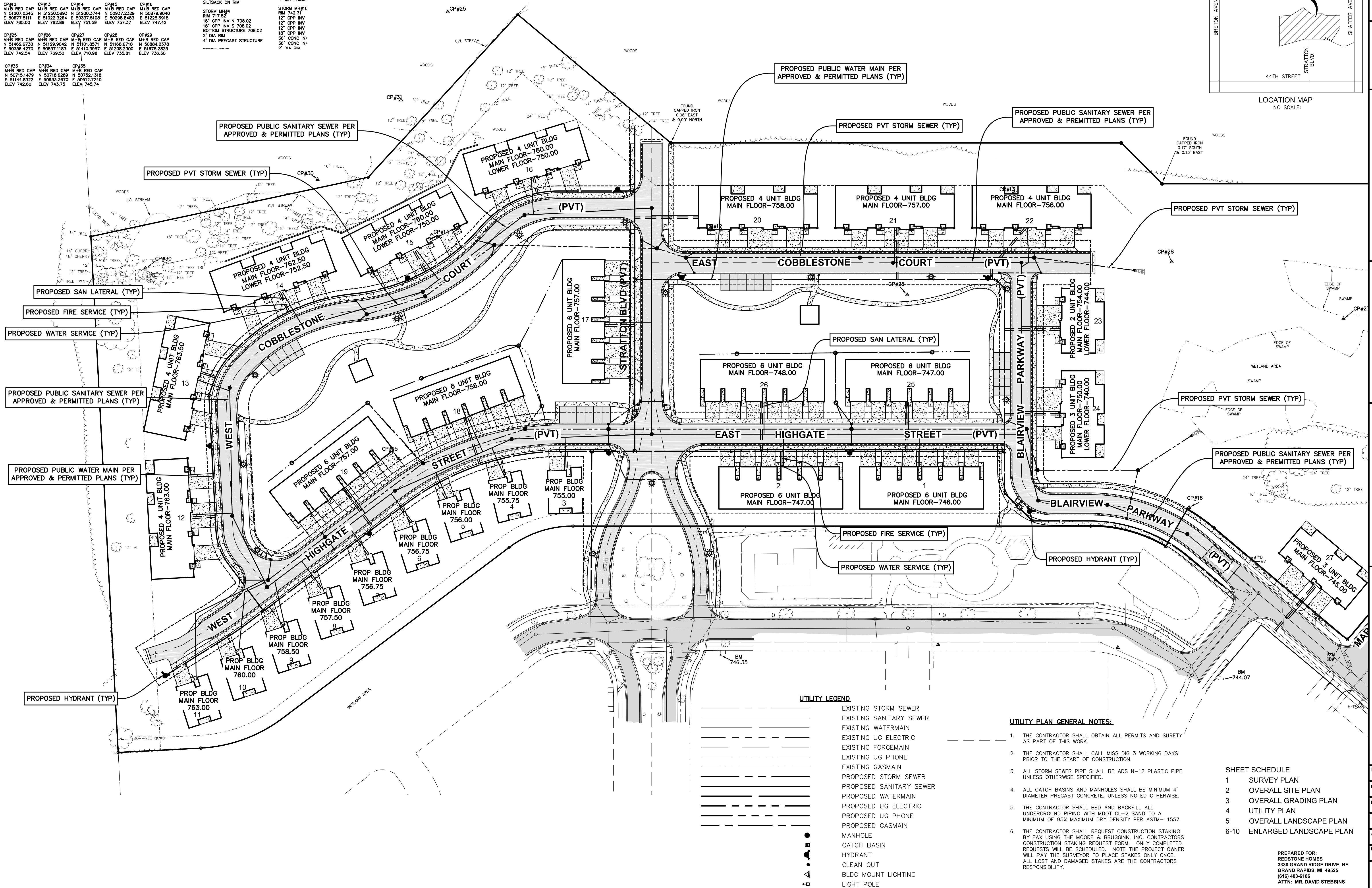




**BENCHMARKS**  
ELEVATION - 744.07  
NW CORNER OF 1/4" BOTTOM CONCRETE  
STEP, LOCATED AT #4302 AUGUSTA HILLS,  
WEST SIDE OF HOUSE. (0.6' ABOVE WALK)  
ELEVATION - 746.35  
NW CORNER OF 1/4" BOTTOM CONCRETE  
STEP, LOCATED AT #2908 VANOVER  
STREET. (0.6' ABOVE WALK)

**CONTROL POINTS**  
CP#13 CP#14 CP#15 CP#16  
M+8 RED CAP M+8 RED CAP M+8 RED CAP M+8 RED CAP  
N 51207.0345 N 51250.8893 N 51200.3744 N 50937.2329  
E 50877.3111 E 51022.3084 E 50337.5108 E 50298.8483  
ELEV 765.00 ELEV 762.89 ELEV 751.59 ELEV 757.37  
CP#25  
M+8 RED CAP M+8 RED CAP M+8 RED CAP M+8 RED CAP  
N 51462.8730 N 51129.9042 N 51101.8571 N 51168.6718  
E 50356.4270 E 50897.1183 E 51410.3957 E 51028.2330  
ELEV 742.54 ELEV 769.50 ELEV 710.98 ELEV 735.81  
CP#33 CP#34 CP#35  
M+8 RED CAP M+8 RED CAP M+8 RED CAP  
N 50715.1479 N 50718.6289 N 50752.1318  
E 51144.8322 E 50933.3670 E 50912.7240  
ELEV 742.60 ELEV 743.75 ELEV 745.74

**EXISTING UNDERGROUND UTILITY DATA**  
STORM CB#1  
RM 740.78  
2'x2' SQ RM  
SLITSACK ON RM  
STORM CB#2  
RM 735.98  
2'x2' SQ RM  
SLITSACK ON RM  
STORM CB#3  
RM 735.58  
2'x2' SQ RM  
SLITSACK ON RM  
STORM MH#4  
RM 742.31  
12" CPP INV  
18" CPP INV N 708.02  
18" CPP INV S 708.02  
BOTTOM STRUCTURE 708.02  
2' DIA RM  
4' DIA PRECAST STRUCTURE  
STORM CB#1  
RM 741.90  
2'x3' REC RM  
SLITSACK ON  
SANITARY MH  
RM 742.32  
8" PVC INV  
8" CLAY INV  
8" PVC INV  
2' DIA RM  
4' DIA PRECA  
STORM MH#4  
RM 742.31  
12" CPP INV  
18" CPP INV N 708.02  
18" CPP INV S 708.02  
BOTTOM STRUCTURE 708.02  
2' DIA RM  
4' DIA PRECAST STRUCTURE



**PLAN REVISIONS**

REV	PER	CITY REVIEW	DATE
01			07-02-21

**MOORE+BRUGGINK**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 363-9801  
mailto:info@mbce.com

**UTILITY PLAN FOR COBBLESTONE PHASE III**  
CITY OF KENTWOOD, KENT COUNTY, MI

**FIELD SURVEY / DATE**  
M&B-MARCH 2021

**PROJECT NO.:**  
210166.01

**DESIGN DRAWN BY:**  
JEF

**DESIGNED BY:**  
JFL

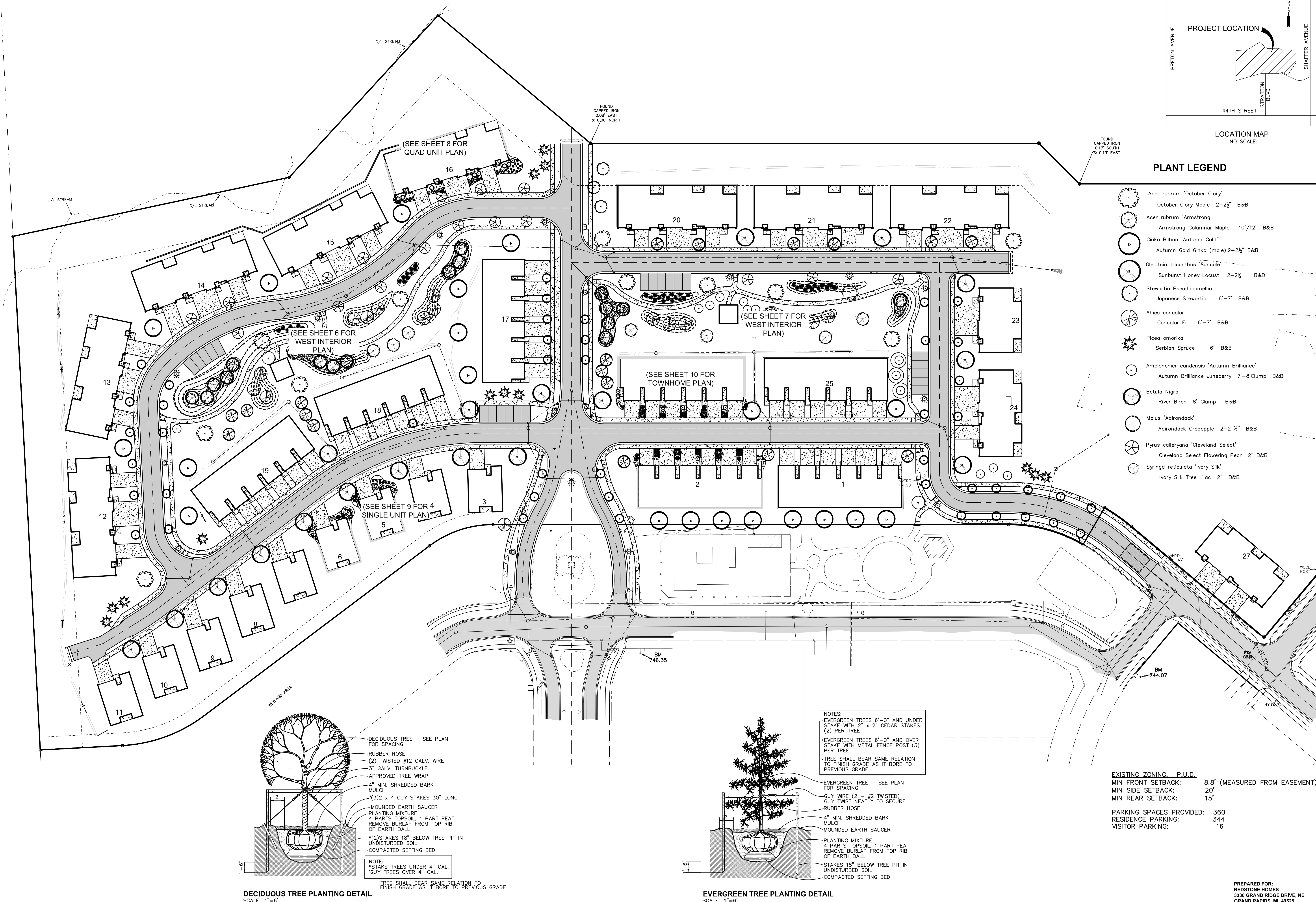
**CHECKED BY:**  
JFL

**PLAN DATE:**  
06-01-21

**SHEET NUMBER**  
4 OF 10



P:\210166\01 Cobblestone Phase III- Kentwood\CADD\DWG\210166\_Cobblestone Phase 3 LANDSCAPE SHEETS.dwg, 7/6/2021 3:29:58 PM, LISA FRIZZELL



0 25 50  
PLAN SCALE: 1" = 50'

811  
Know what's below.  
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PLAN REVISIONS

Moore+Bruggink  
Consulting Engineers  
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Grand Rapids, MI 49505  
(616) 363-9801  
mailto:mbruce@mbce.com

ME

OVERALL LANDSCAPE PLAN  
FOR  
COBBLESTONE PHASE III  
CITY OF KENTWOOD, KENT COUNTY, MI

FIELD SURVEY / DATE  
M&B-MARCH 2021

PROJECT NO.:  
210166.01

DESIGN DRAWN BY:  
GPW

DESIGNED BY:  
GPW

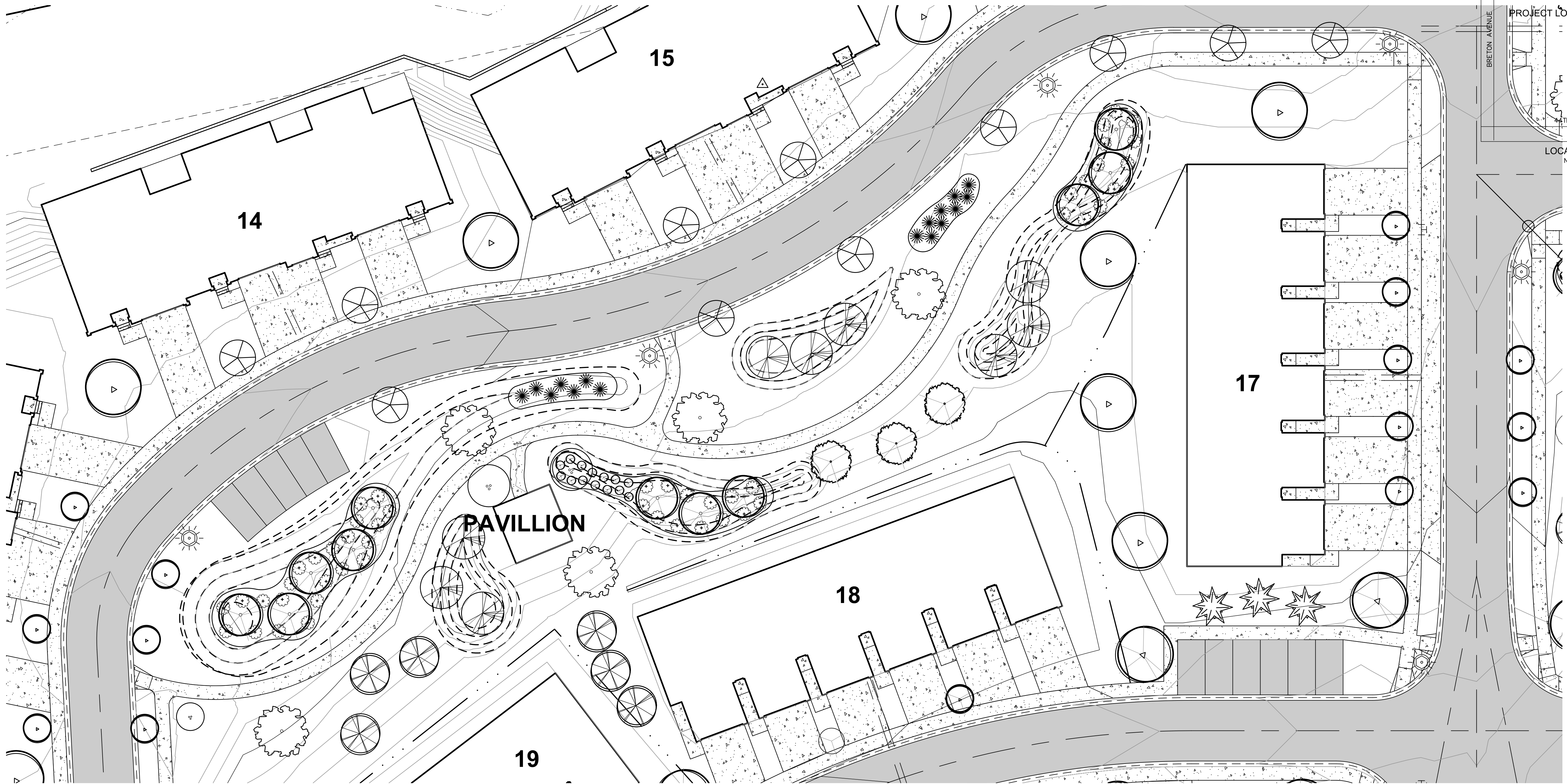
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JFL

PLAN DATE:  
06-01-21

SHEET NUMBER  
5 OF 10



P:\210166.01 Cobblestone Phase III- Kentwood\CADD\DWG\210166\_Cobblestone Phase 3 LANDSCAPE SHEETS.dwg, 7/6/2021 3:30:06 PM, LISA FRIZZELL



LEGEND

	Acer rubrum 'October Glory' October Glory Maple 2-2 1/2" B&B		Malus 'Adirondack' Adirondack Crabapple 2-2 1/2" B&B
	Acer rubrum 'Armstrong' Armstrong Columnar Maple 10'/12" B&B		Pyrus calleryana 'Cleveland Select' Cleveland Select Flowering Pear 2" B&B
	Ginkgo Biloba 'Autumn Gold' Autumn Gold Ginkgo (male) 2-2 1/2" B&B		Syringa reticulata 'Ivory Silk' Ivory Silk Tree Lilac 2" B&B
	Gleditsia tricanthos 'Suncole' Sunburst Honey Locust 2-2 1/2" B&B		Cornus servicea 'Farrow' Arctic Fire Red Twig Dogwood 24" B&B
	Stewartia Pseudocamellia Japanese Stewartia 6'-7" B&B		Diervilla lonicera Bush Honeysuckle 24" B&B
	Abies concolor Concolor Fir 6'-7" B&B		Miscanthus Sinensis 'Morning Light' Morning Light Japanese Silver Grass #5 Pot
	Picea omorika Serbian Spruce 6' B&B		
	Amelanchier canadensis 'Autumn Brilliance' Autumn Brilliance Juneberry 7'-8' Clump B&B		
	Betula Nigra River Birch 8' Clump B&B		

PREPARED FOR:  
REDSTONE HOMES  
3330 GRAND RIDGE DRIVE, NE  
GRAND RAPIDS, MI 49525  
(616) 403-6106  
ATTN: MR. DAVID STEBBINS

PLAN REVISIONS

WEST INTERIOR LANDSCAPE PLAN  
FOR  
**COBBLESTONE PHASE III**  
CITY OF KENTWOOD, KENT COUNTY, MI

FIELD SURVEY / DATE  
M&B-MARCH 2021  
PROJECT NO.:  
210166.01  
DESIGN DRAWN BY:  
GPW  
DESIGNED BY:  
GPW  
CHECKED BY:  
JFL  
PLAN DATE:  
06-01-21

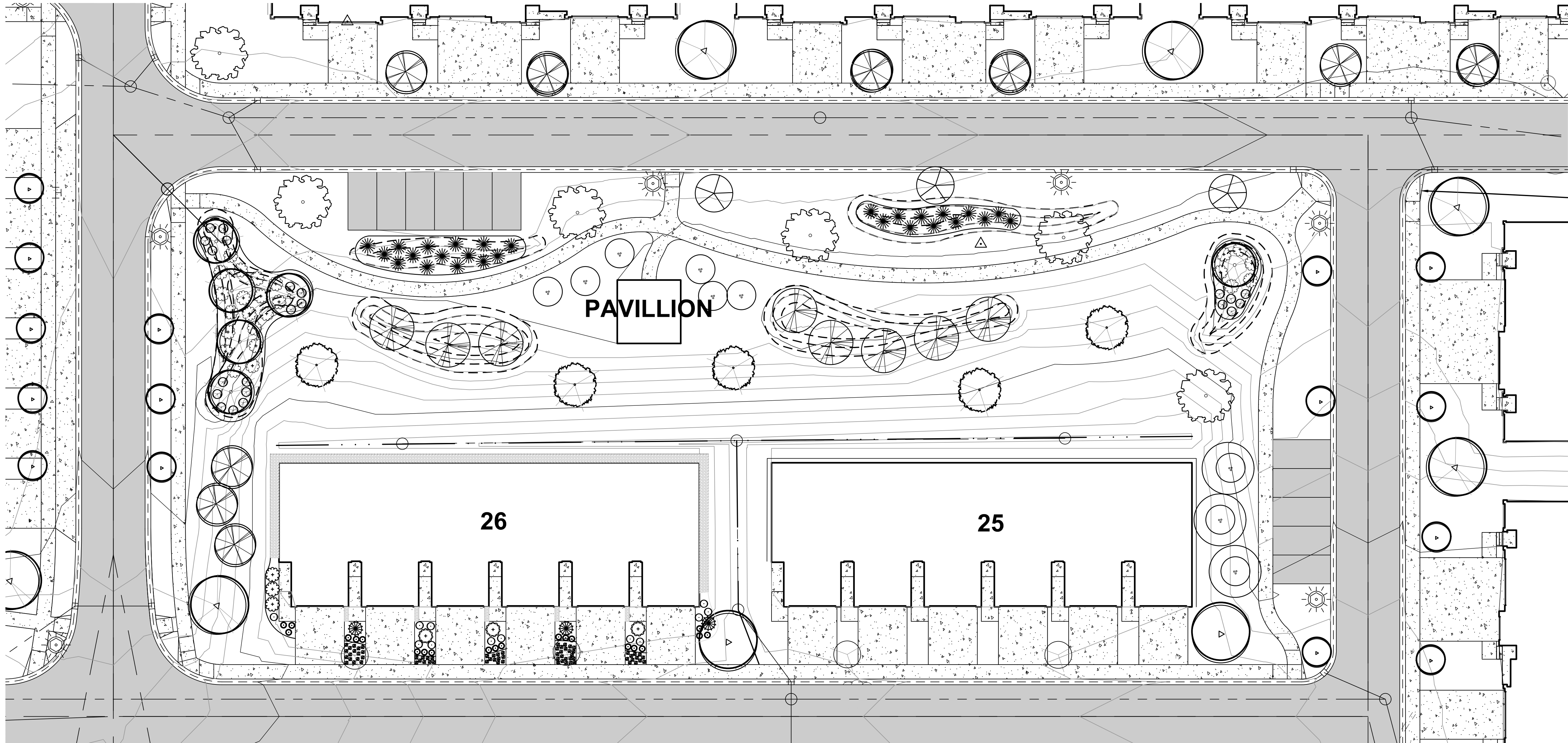
SHEET NUMBER  
**6 OF 10**

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 363-9801  
mailto:info@mbce.com

0 10 20  
PLAN SCALE: 1" = 20'  
**811**  
Know what's below.  
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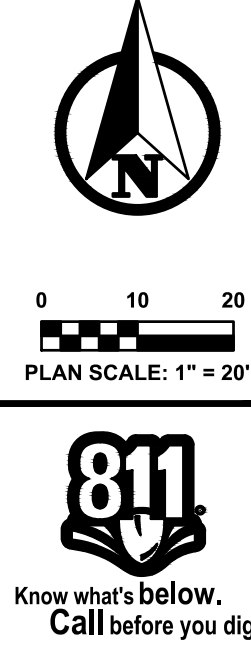
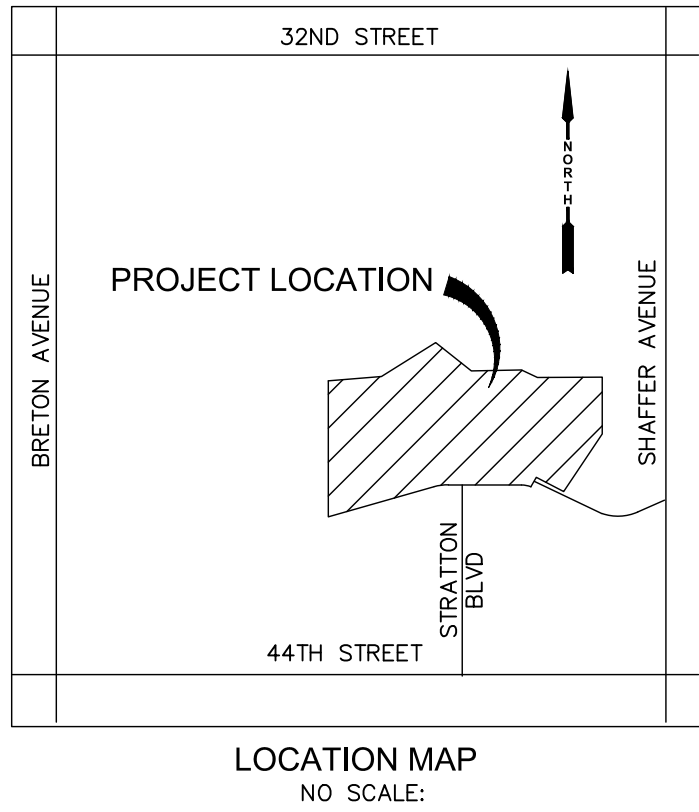


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LEGEND

- |  |   |  |   |
|--|---|--|---|
|  | Acer rubrum 'October Glory'<br>October Glory Maple 2-2 1/2" B&B                           |  | Malus 'Adirondack'<br>Adirondack Crabapple 2-2 1/2" B&B                           |
|  | Acer rubrum 'Armstrong'<br>Armstrong Columnar Maple 10'/12" B&B                           |  | Pyrus calleryana 'Cleveland Select'<br>Cleveland Select Flowering Pear 2" B&B     |
|  | Ginkgo Biloba 'Autumn Gold'<br>Autumn Gold Ginkgo (male) 2-2 1/2" B&B                     |  | Syringa reticulata 'Ivory Silk'<br>Ivory Silk Tree Lilac 2" B&B                   |
|  | Gleditsia tricanthos 'Suncole'<br>Sunburst Honey Locust 2-2 1/2" B&B                      |  | Cornus servicea 'Farrow'<br>Arctic Fire Red Twig Dogwood 24" B&B                  |
|  | Stewartia Pseudocamellia<br>Japanese Stewartia 6'-7" B&B                                  |  | Diervilla lonicera<br>Bush Honeysuckle 24" B&B                                    |
|  | Abies concolor<br>Concolor Fir 6'-7" B&B  |  | Miscanthus Sinensis 'Morning Light'<br>Morning Light Japanese Silver Grass #5 Pot |
|  | Picea omorika<br>Serbian Spruce 6" B&B  |  |   |
|  | Amelanchier canadensis 'Autumn Brilliance'<br>Autumn Brilliance Juneberry 7'-8' Clump B&B |  |   |
|  | Betula Nigra<br>River Birch 8' Clump B&B  |  |   |



PLAN REVISIONS

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 363-9801  
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**EASTSIDE INTERIOR LANDSCAPE PLAN**  
FOR  
**COBBLESTONE PHASE III**  
CITY OF KENTWOOD, KENT COUNTY, MI

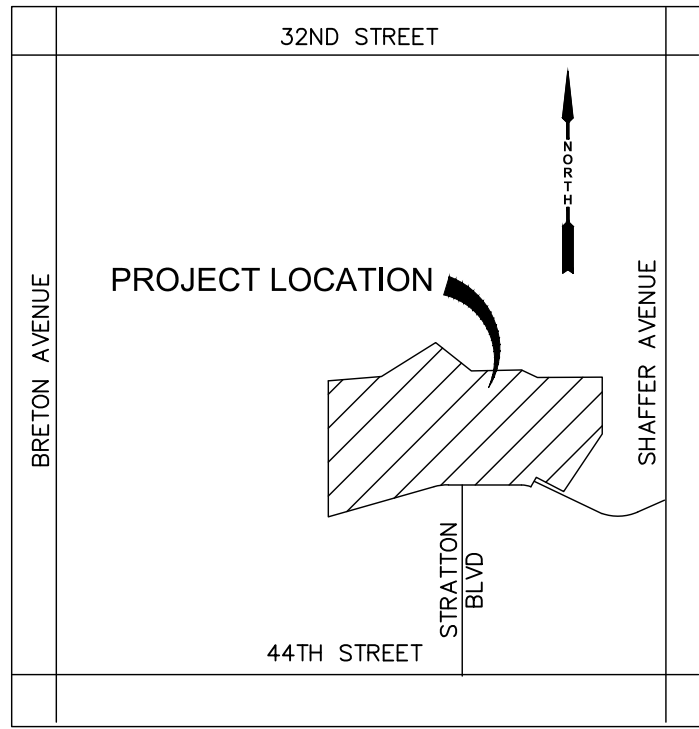
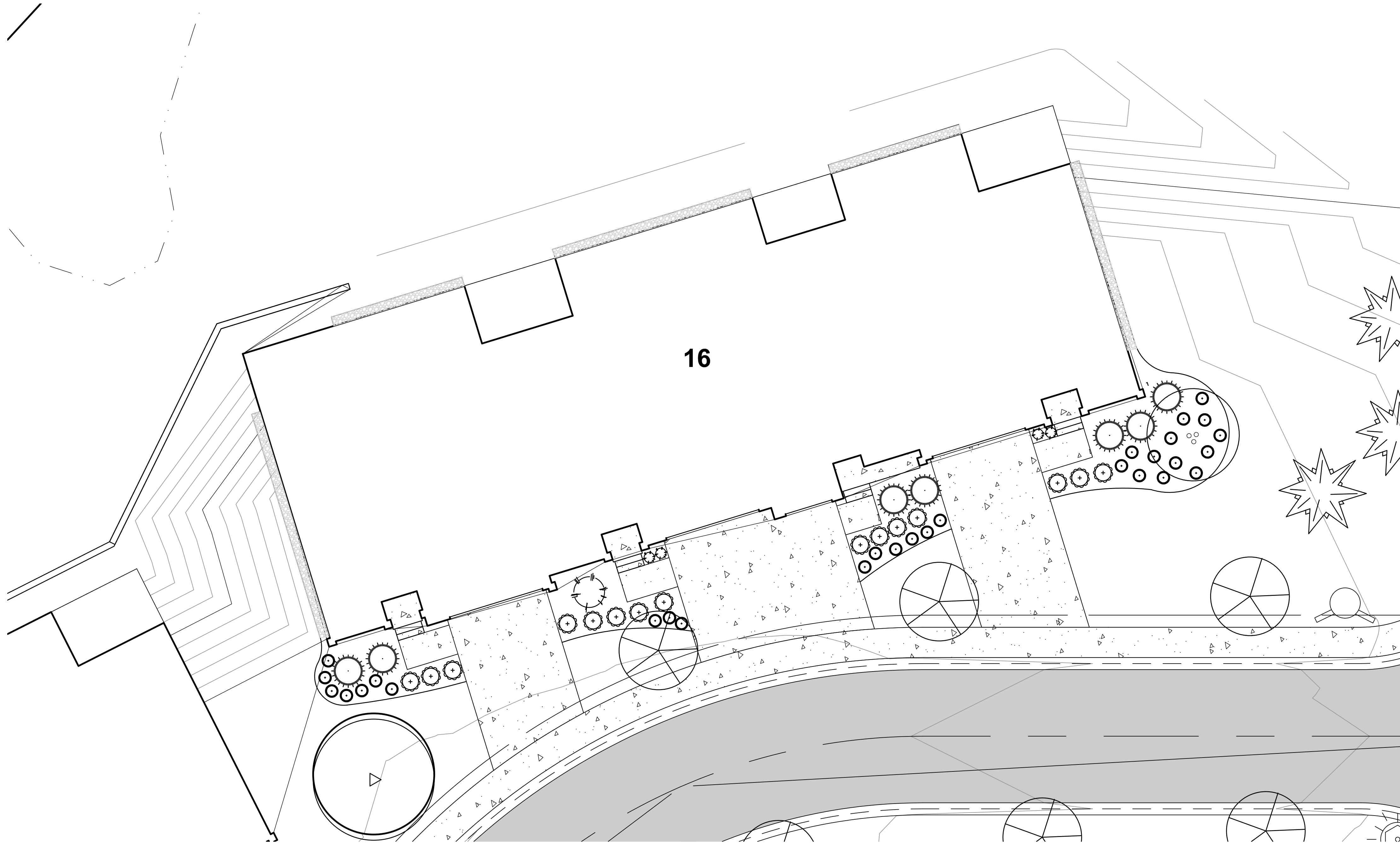
FIELD SURVEY / DATE  
M&B-MARCH 2021  
PROJECT NO.:  
210166.01  
DESIGN DRAWN BY:  
GPW  
DESIGNED BY:  
GPW  
CHECKED BY:  
JFL  
PLAN DATE:  
06-01-21

SHEET NUMBER  
**7 OF 10**

PREPARED FOR:  
REDSTONE HOMES  
3330 GRAND RIDGE DRIVE, NE  
GRAND RAPIDS, MI 49525  
(616) 403-6106  
ATTN: MR. DAVID STEBBINS

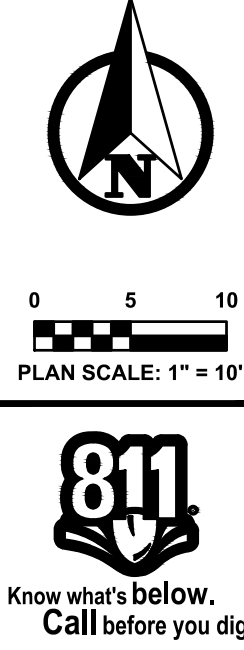


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- PLANT LEGEND**
- Amelanchier canadensis 'Autumn Brilliance'  
Autumn Brilliance Juneberry 7'-8' Clump B&B
  - Pyrus calleryana 'Cleveland Select'  
Cleveland Select Flowering Pear 2" B&B
  - Buxus microphylla japonica 'Winter Gem'  
Winter Gem Boxwood 24" B&B
  - Syringa 'Miss Kim'  
Miss Kim Lilac 24" B&B
  - Nepeta x Faassenii 'Walkers Low'  
Walkers Low Catmint #3 Pot
  - Hemerocallis 'Happy Returns'  
Happy Returns Daylily #3 Pot
  - Sedum 'kamtschaticum'  
Kamtschatka Sedum #3 Pot

PREPARED FOR:  
REDSTONE HOMES  
3330 GRAND RIDGE DRIVE, NE  
GRAND RAPIDS, MI 49528  
(616) 403-6106  
ATTN: MR. DAVID STEBBINS



PLAN REVISIONS

**Moore+Bruggink**  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 363-9801 mailbox@mbce.com

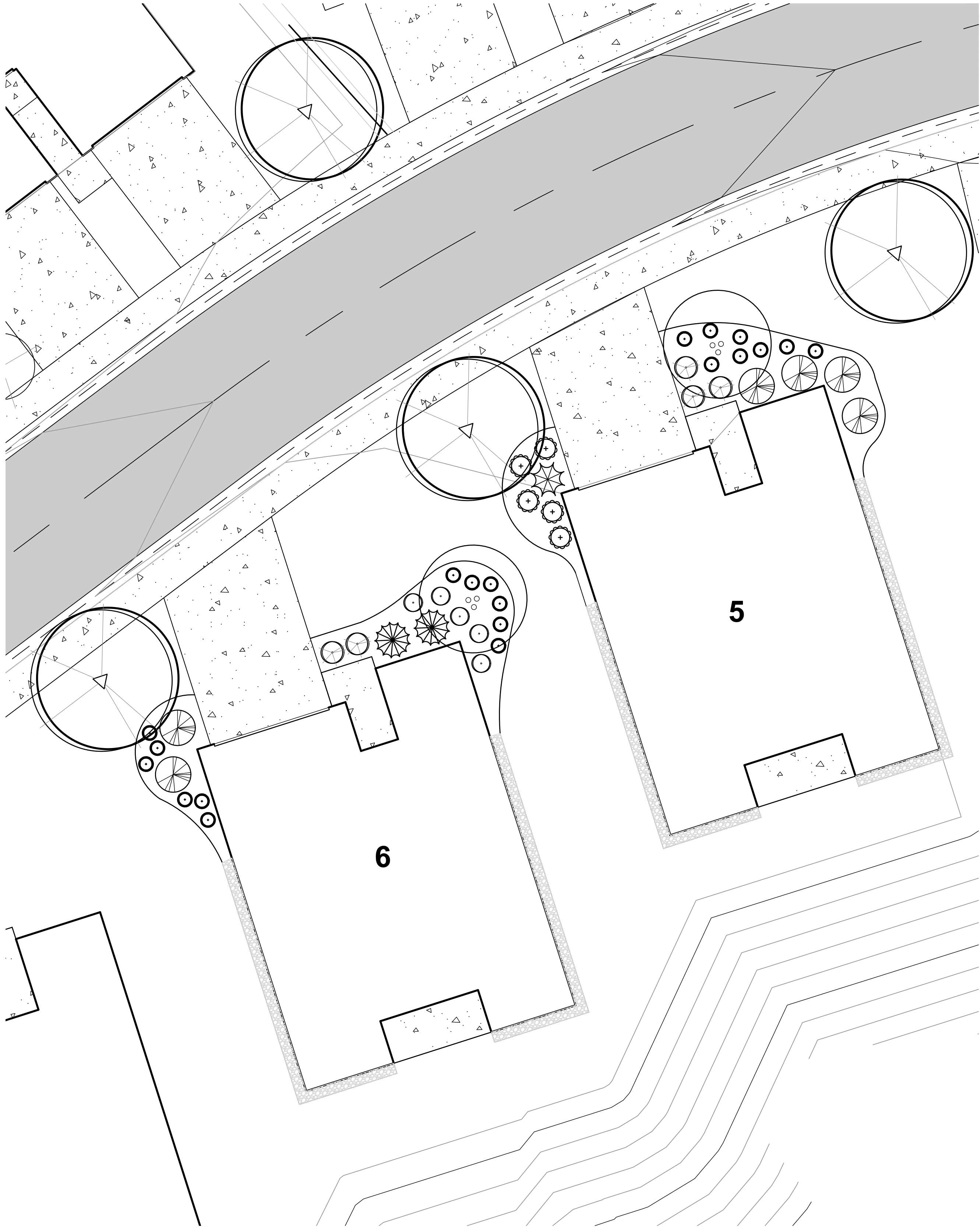
QUAD UNIT LANDSCAPE EXHIBIT PLAN  
FOR  
**COBBLESTONE PHASE III**  
CITY OF KENTWOOD, KENT COUNTY, MI

FIELD SURVEY / DATE  
M&B-MARCH 2021  
PROJECT NO.:  
210166.01  
DESIGN DRAWN BY:  
GPW  
DESIGNED BY:  
GPW  
CHECKED BY:  
JFL  
PLAN DATE:  
06-01-21

SHEET NUMBER  
**8 OF 10**

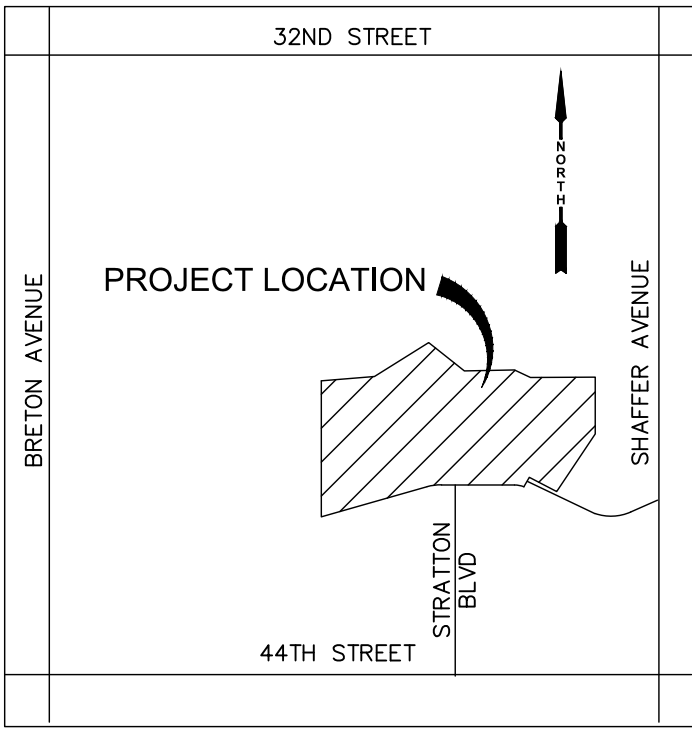


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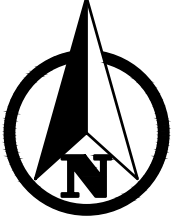


PLANT LEGEND


- Amelanchier canadensis 'Autumn Brilliance'  
Autumn Brilliance Juneberry 7'-8' Clump B&B
- Buxus microphylla japonica 'Winter Gem'  
Winter Gem Boxwood 24" B&B
- Taxus x media densiformis  
Dense Yew 24" B&B
- Juniperus scopulorum 'Skyrocket'  
Skyrocket Juniper 5-6' B&B
- Heuchera 'Carmel'  
Carmel Coral Bells #3 Pot
- Nepeta x Faassenii 'Walkers Low'  
Walkers Low Catmint #3 Pot
- Hemerocallis 'Happy Returns'  
Happy Returns Daylily #1 18" o.c.
- Potentilla fruticosa 'Gold Drop'  
Gold Drop Potentilla 24" B&B



LOCATION MAP  
NO SCALE:



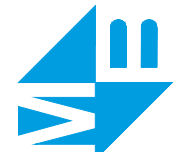
0 5 10  
PLAN SCALE: 1" = 10'



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Grand Rapids, MI 49505  
(616) 363-9801  
mailto:info@mbce.com



SINGLE UNIT LANDSCAPE EXHIBIT PLAN  
FOR  
**COBBLESTONE PHASE III**  
CITY OF KENTWOOD, KENT COUNTY, MI

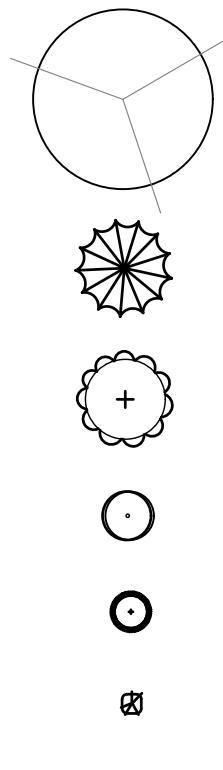
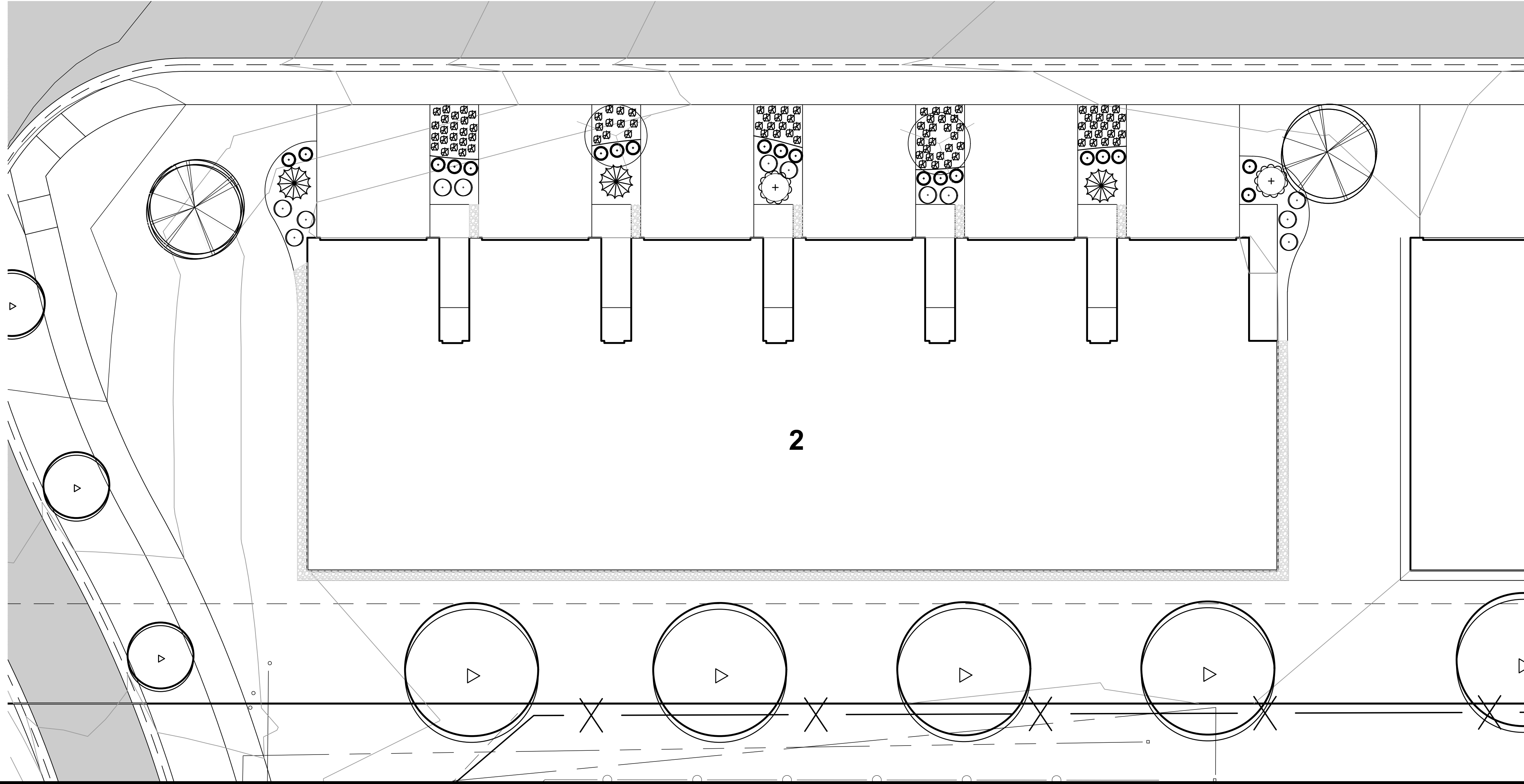
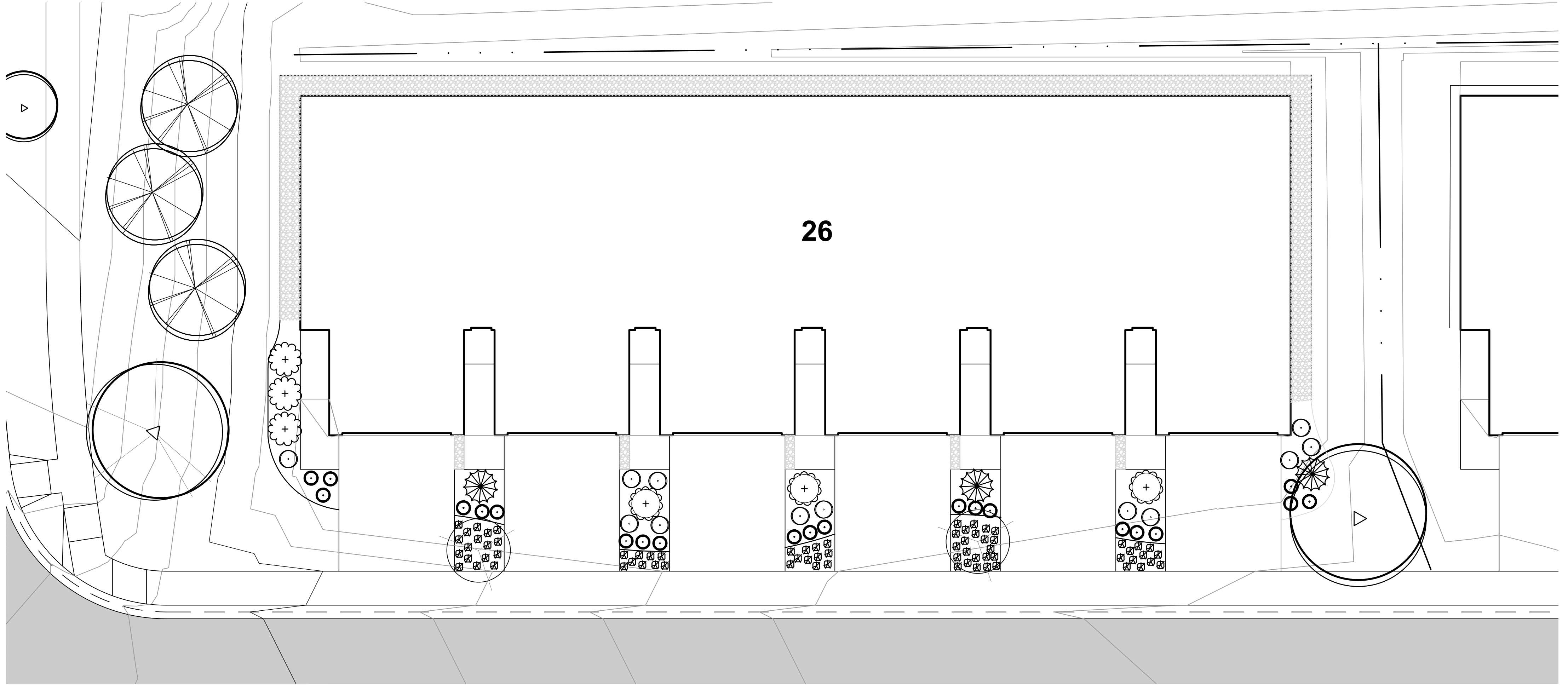
FIELD SURVEY / DATE  
M&B-MARCH 2021  
PROJECT NO.:  
210166.01  
DESIGN DRAWN BY:  
GPW  
DESIGNED BY:  
GPW  
CHECKED BY:  
JFL  
PLAN DATE:  
06-01-21

SHEET NUMBER  
**9 OF 10**

PREPARED FOR:  
REDSTONE HOMES  
3330 GRAND RIDGE DRIVE, NE  
GRAND RAPIDS, MI 49528  
(616) 403-6106  
ATTN: MR. DAVID STEBBINS

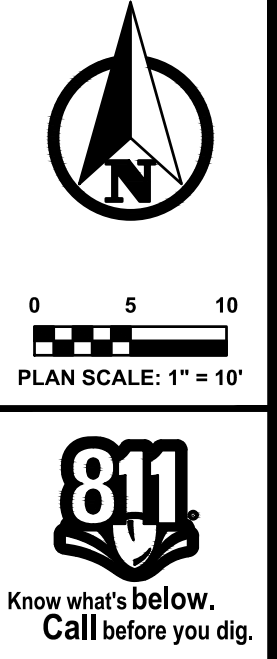
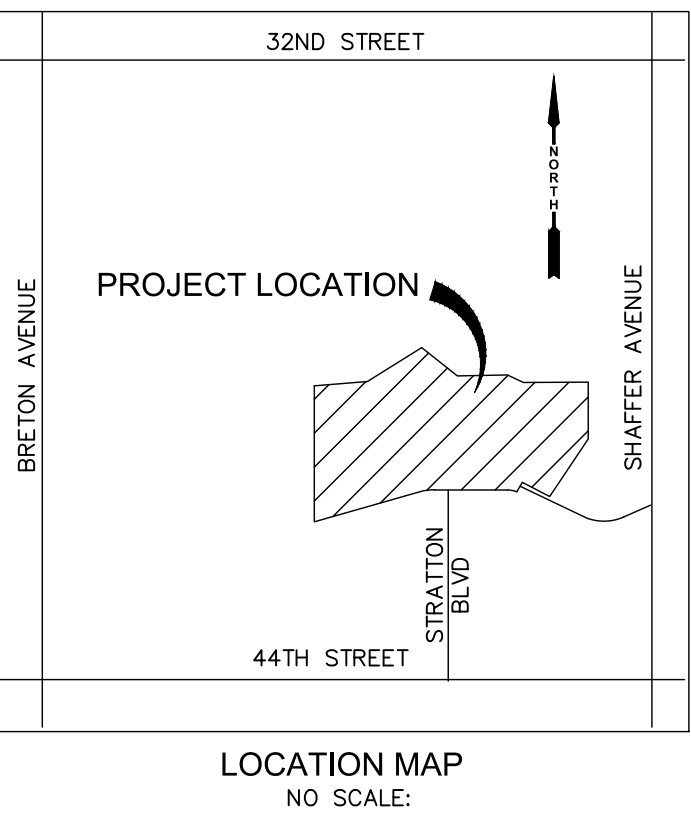


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PLANT LEGEND

- Syringa reticulata 'Ivory Silk'
- Ivory Silk Tree Lilac 2" B&B
- Buxus microphylla japonica 'Green Mountain'
- Green Mountain Boxwood 24" B&B
- Fothergills major 'Mt. Airy'
- Mt Airy Fothergilla 24" B&B
- Nepeta x Faassenii 'Walkers Low'
- Walkers Low Catmint #3 Pot
- Hemerocallis 'Happy Returns'
- Happy Returns Daylily #1 18" o.c.
- Lilpe muscari 'Silvery Sunproof'
- Silvery Sunproof Lily Turf #1 Pot



PLAN REVISIONS

Moore+Bruggink  
Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 363-9801  
malbox@mbce.com

TOWNHOME LANDSCAPE EXHIBIT PLAN  
COBBLESTONE PHASE III  
CITY OF KENTWOOD, KENT COUNTY, MI

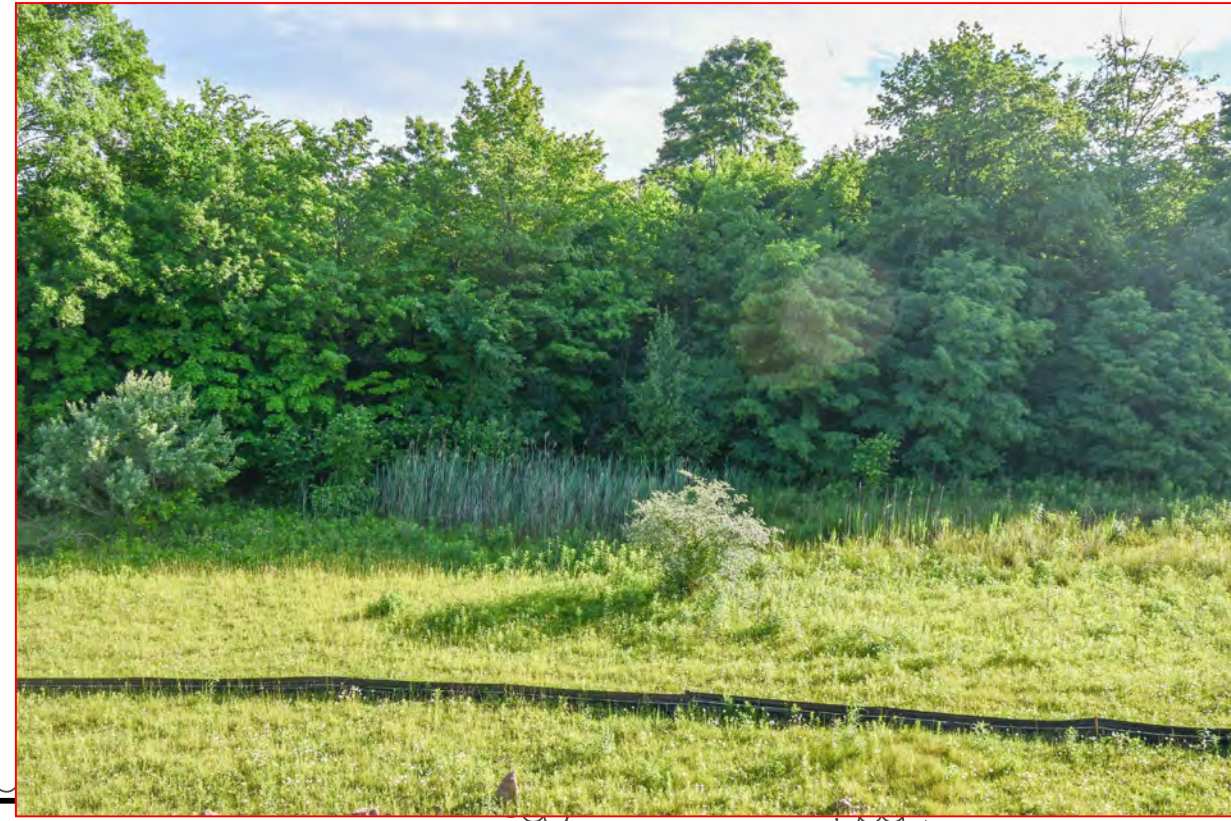
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M&B-MARCH 2021  
PROJECT NO.: 210166.01  
DESIGN DRAWN BY: GPW  
DESIGNED BY: GPW  
CHECKED BY: JFL  
PLAN DATE: 06-01-21  
SHEET NUMBER  
10 OF 10

PREPARED FOR:  
REDSTONE HOMES  
3330 GRAND RIDGE DRIVE, NE  
GRAND RAPIDS, MI 49528  
(616) 403-6106  
ATTN: MR. DAVID STEBBINS





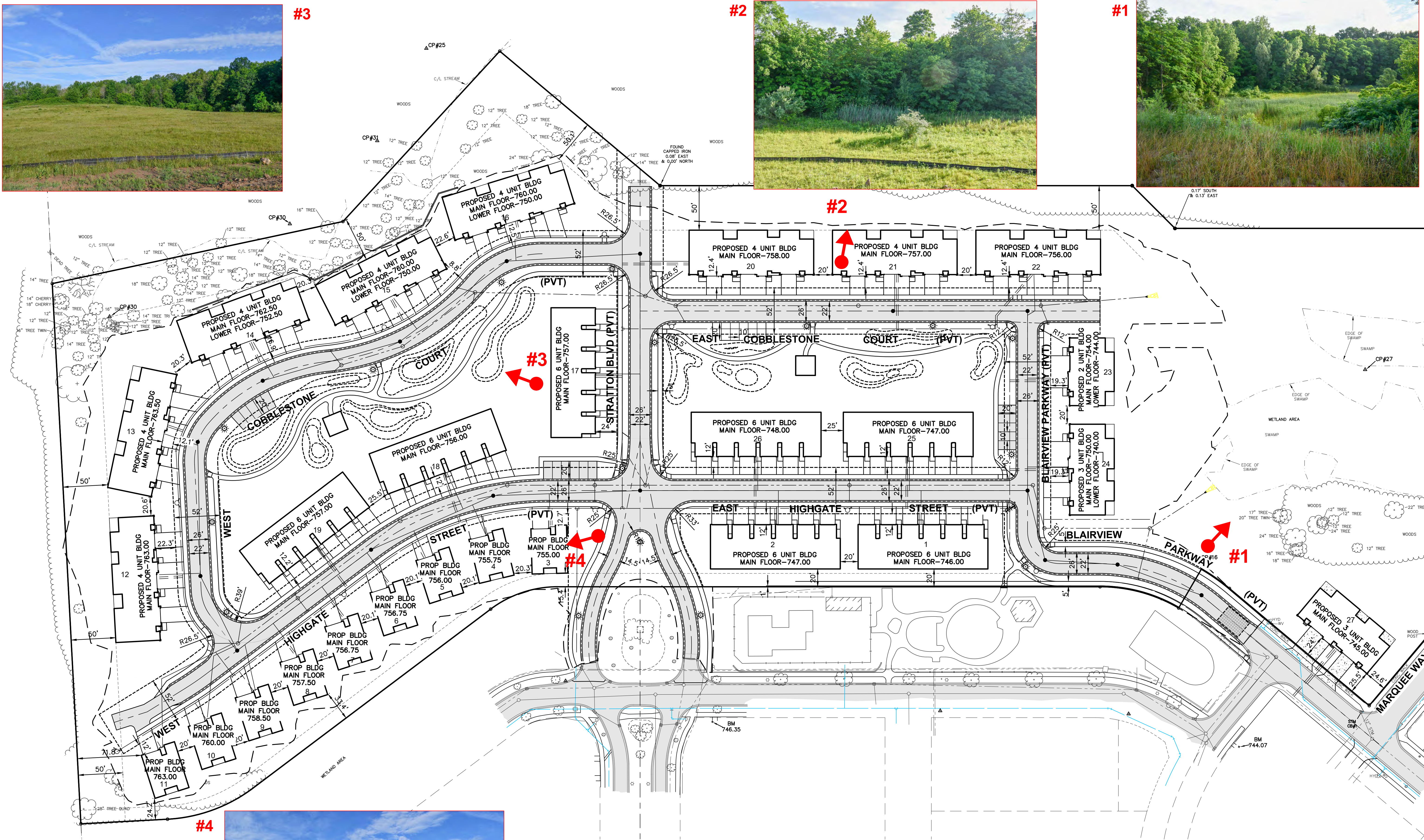
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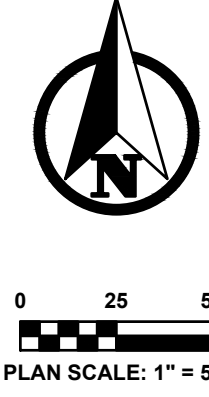
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#1



#4



PLAN REVISIONS

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Consulting Engineers  
2020 Monroe Ave.  
Grand Rapids, MI 49505  
(616) 363-9801  
mailto:mbrace@mbce.com

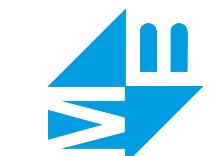


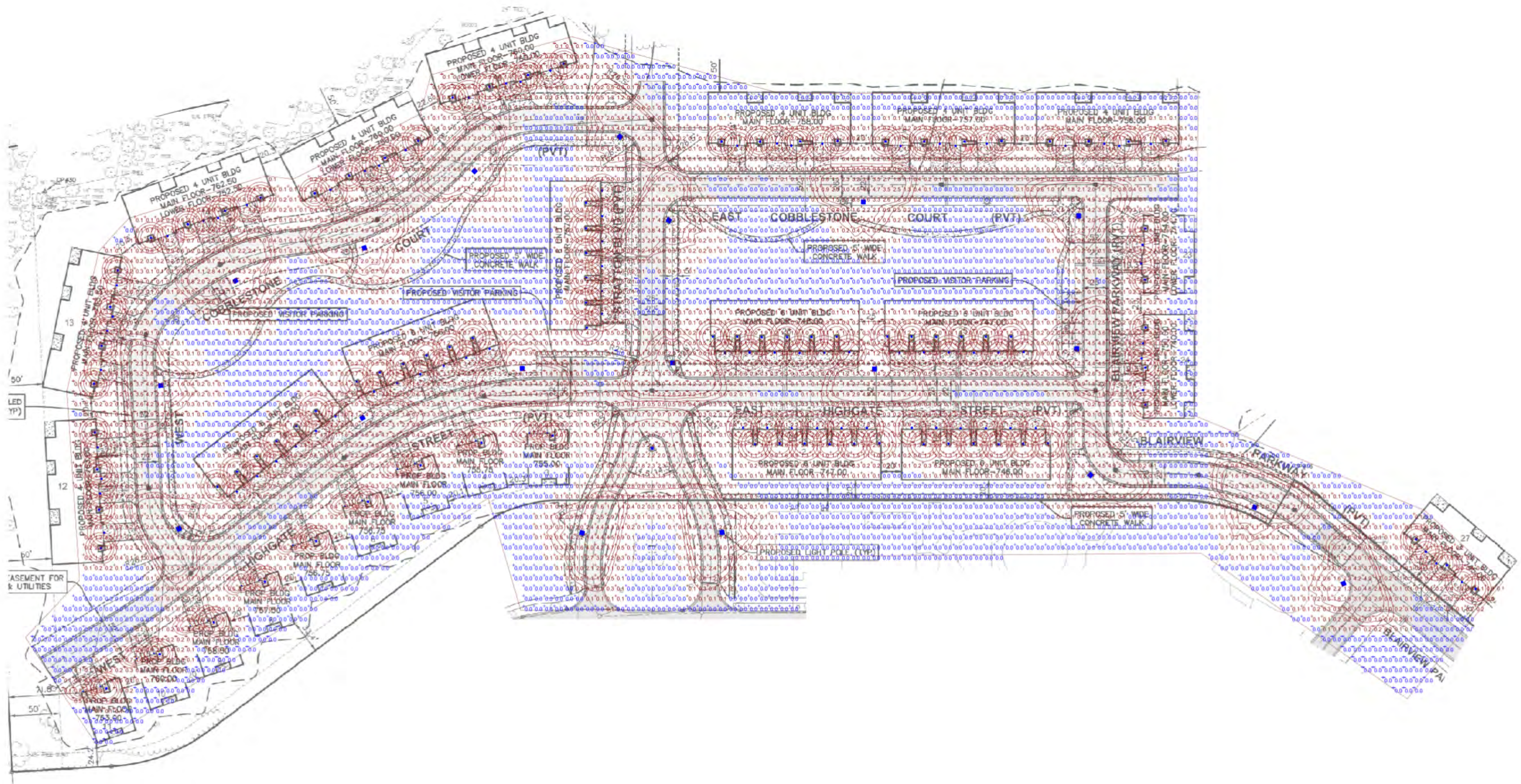
PHOTO EXHIBIT  
FOR  
**COBBLESTONE PHASE III**  
CITY OF KENTWOOD, KENT COUNTY, MI

FIELD SURVEY / DATE  
M&B-MARCH 2021  
PROJECT NO.:  
210166.01  
DESIGN DRAWN BY:  
CFB  
DESIGNED BY:  
JFL  
CHECKED BY:  
JFL  
PLAN DATE:  
06-01-21

SHEET NUMBER  
**1 OF 1**

PREPARED FOR:  
REDSTONE HOMES  
3330 GRAND RIDGE DRIVE, NE  
GRAND RAPIDS, MI 49528  
(616) 403-6106  
ATTN: MR. DAVID STEBBINS





Plan View  
Scale - 1" = 60'

Statistics			
Description	Max	Min	Max/Min
Street Lighting	5.0 fc	0.0 fc	N/A

COBBLESTONE PHASE III  
SITE LIGHTING PHOTOMETRICS



LED LEXINGTON DECORATIVE AREA LIGHTS (XLXM3)



US patent 782458, 7952293, & 8432188 and US & INT. patents pending

**SMARTTEC™** - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

**ENERGY SAVING CONTROL OPTIONS** - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location.

**LEDS** - Select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70CRI.

**DISTRIBUTION/PERFORMANCE** - Types 3, FT, and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

**HOUSING** - One piece housing/support frame is die-cast aluminum. Post top access cover and support arms are die-cast aluminum. Housing is sealed with an extruded silicone gasket.

**HOUSING TOP CAP** - Removable spun aluminum cap/driver enclosure is retained by captive stainless steel fasteners and safety cables. Housing and top cap interface is sealed with a one-piece extruded silicone gasket. Tool-less entry option is available.

**SEALED OPTICAL UNIT** - Lens is clear, flat tempered glass, sealed to aluminum optics housing. Pressure stabilizing breather allows super-tight protection while preventing temperature cycling from building up internal pressures and vacuums that can stress optical unit seals and components.

**FASTENERS** - All exposed fasteners are black oxide coated stainless steel. Internal fasteners are stainless steel or zinc electroplated steel.

**ELECTRICAL** - Terminal block for attachment of incoming primary wiring is supplied. Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE 682.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input), 347VAC and 480VAC. Optional button-type photocells (PC) are available in 120, 238, 240, 277 or 347 volt (supply voltage must be specified).

**DRIVER** - Available in Super Saver (SS) and High Output (HO) drive currents (Drive currents are factory programmed). State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F).

**MOUNTING** - Post Top and Wall mounting available. Pole selection information shown under fixture drawings.

**FINISH** - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Please visit our web site at [www.lsi-industries.com](http://www.lsi-industries.com) for detailed photometric data.

**LISTING** - Listed to U.S. and Canadian safety standards. Suitable for wet locations.

LIGHT OUTPUT - XLXM3					
PORT TOP MOUNT	# of LEDs		Type 3		Watts (Nominal)
	SS	HO	Type FT	Type 5	
120V	64	64	6180	5570	70
277V	64	64	8670	8270	108
347V	64	64	5930	5350	70
480V	64	64	8230	7560	108

LED Chips are frequently updated therefore values may increase.

Also available in traditional light sources

	Project Name _____	Fixture Type _____	07/28/16
	Catalog # _____		© 2016 LSI INDUSTRIES INC.

TYPE A/B

GENERATION LIGHTING

8637401-71: Medium One Light Outdoor Wall Lantern

Dimensions:

Diameter: 12" Extends: 17 1/8"  
Width: 12" Extends Max: 23 1/8" Yes  
Height: 10 5/8" Wine: 6 1/2" (color/Black/White)  
Weight: 1.8 lbs. Mounting Proc.: Cap Nuts  
Connection: Mounted To Box

Bulbs:  
1 - Medium A19 75w Max. 120v - Not included

- Features:
- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
  - Easily converts to LED with optional replacement lamps
  - Meets Title 24 energy efficiency standards
  - Title 24 compliant if used with Joint Appendix (JAB) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:  
1 Body - Aluminum - Antique Bronze

Safety Listing:  
Safety Listed for Wet Locations

Instruction Sheets:  
Trilingual (English, Spanish, and French) (960W\_37401-BRL)

Collection: Barn Light

Gooseneck Lights make great accents to any commercial lighting plan or residential garage entry, machine shed, or patio

To customize your look, a 6" extender is included with every fixture.

Dark sky compliant

Available in four sizes and three finishes

Wet Rated

UPC #:785652069376

Finish: Antique Bronze (71)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate				1 1/4"	5"	4 1/8"

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8637401EN3-12	1	785652069376	18.5	14.75	12.75	1.796	3.9	250	Yes
NJ Pallet		38		48	40	77	85.558	148.2		No
NV Pallet		38		48	40	77	85.558	148.2		No

Generation Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Generation Lighting. In compliance with U.S. copyright and patent requirements, publication is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Generation Lighting, a Visual Comfort & Co brand.

TYPE F

Barrie 8.5" 1 Light Wall Light Tannery Bronze™

9794TZ

SPECIFICATIONS

Certifications/Qualifications		www.kichler.com/warranty
<b>Dimensions</b>		
Base Backplate	4.75 DIA	
Extension	5.75"	
Weight	1.60 LBS	
Height from center of Wall opening (Spec Sheet)	2.50"	
Height	8.50"	
Width	4.75"	
<b>Light Source</b>		
Lamp Included	Not Included	
Lamp Type	A19	
Light Source	Incandescent	
Max or Nominal Watt	100W	
# of Bulbs/LED Modules	1	
Socket Type	Medium	
Socket Wire	150"	
<b>Mounting/Installation</b>		
Interior/Exterior	Exterior	
Location Rating	CSA UL Listed Wet	
Mounting Style	Wall Mount	

FIXTURE ATTRIBUTES

Housing	
Diffuser Description	Clear Beveled
Primary Material	CAST ALUMINUM
<b>Product/Ordering Information</b>	
SKU	9794TZ
Finish	Tannery Bronze
Style	Traditional
LPC	783927177665
<b>Finish Options</b>	

ALSO IN THIS FAMILY



Kichler.com

KICHLER

TYPE C

Project		Catalog #		Type	
Prepared by		Notes		Date	



HALO

LT6 Direct Mount

6" LED Direct Mount Module  
800 Lumen Series

Typical Applications

Residential

Interactive Menu

- Order Information page 2
- Product Specifications page 2
- Energy Data page 3
- Product Warranty

Product Certification



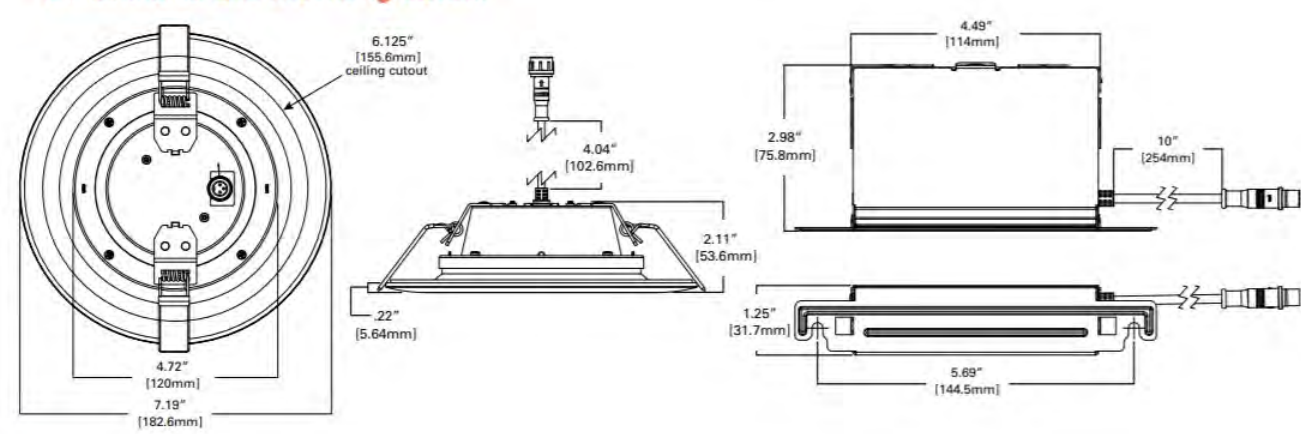
Product Features



Top Product Features

- Selectable CCT: 2700K, 3000K, 3500K or 3000K, 4000K, 5000K
- Smooth splay
- Direct mount – does not require recessed housing or junction box
- Dimmable down to 10%
- Perfect for new construction or remodel work

Dimensional and Mounting Details



COOPER  
Lighting Solutions

PS18195EN page 1  
Issued: 01/2016

TYPE D

LUMINAIRE SCHEDULE

TAG	MANUFACTURER/NUMBER	LAMP
A	LED LEXINGTON BY LSI LXM4-PT-3-LED-10L-40 OR APPROVED EQUAL	LED 40K
<b>MOUNTING:</b> MOUNT TO A 14" TALL ROUND ALUMINUM POLE WITH ROUND BASE COVER INSTALL ON 18" ROUND CONCRETE BASE 4" ABOVE GRADE OVERALL HEIGHT IS APPROXIMATELY 17"		
<b>DESCRIPTION:</b> DIECAST ALUMINUM POLE MOUNTED SITE LUMINAIRE WITH TYPE 3 DISTRIBUTION		
B	LED LEXINGTON BY LSI LXM4-PT-5W-LED-10L -40 OR APPROVED EQUAL	LED 40K
<b>MOUNTING:</b> MOUNT TO A 14" TALL ROUND ALUMINUM POLE WITH ROUND BASE COVER INSTALL ON 18" ROUND CONCRETE BASE 4" ABOVE GRADE OVERALL HEIGHT IS APPROXIMATELY 17"		
<b>DESCRIPTION:</b> DIECAST ALUMINUM POLE MOUNTED SITE LUMINAIRE WITH TYPE 5 DISTRIBUTION		
C	KICHLER BARRIE 8.5" LIGHT OR APPROVED EQUAL	LED 30K
<b>MOUNTING:</b> MOUNT TO EXTERIOR OF STRUCTURE AT HEIGHT OF 7 FEET OR TO OWNERS SPECIFICATIONS		
<b>DESCRIPTION:</b> 8.5" WALL LIGHT TANNERY BRONZE WITH SCREW IN LED LAMP		
D	MANUFACTURER/NUMBER COOPER: HALO SLD612840 OR APPROVED EQUAL	LAMP LED 30K
<b>MOUNTING:</b> MOUNT ON OVERHANG ABOVE ENTRYWAY DOOR		
<b>DESCRIPTION:</b> 6 INCH LED LUMINAIRE WHITE FINISH		
F	MANUFACTURER/NUMBER GENERATION LIGHTING 8637401-71 OR APPROVED EQUAL	LAMP 30K
<b>MOUNTING:</b> MOUNT TO EXTERIOR OF STRUCTURE CENTERED ABOVE GARAGE AND FRONT DOORS		
<b>DESCRIPTION:</b> 12" DIAMETER LUMINAIRE 75 WATTS MAX WITH BRONZE FINISH		

LIGHTING SCHEDULE



COBBLESTONE PHASE III  
SITE LIGHTING PHOTOMETRICS

Designer

Date

06/28/2021

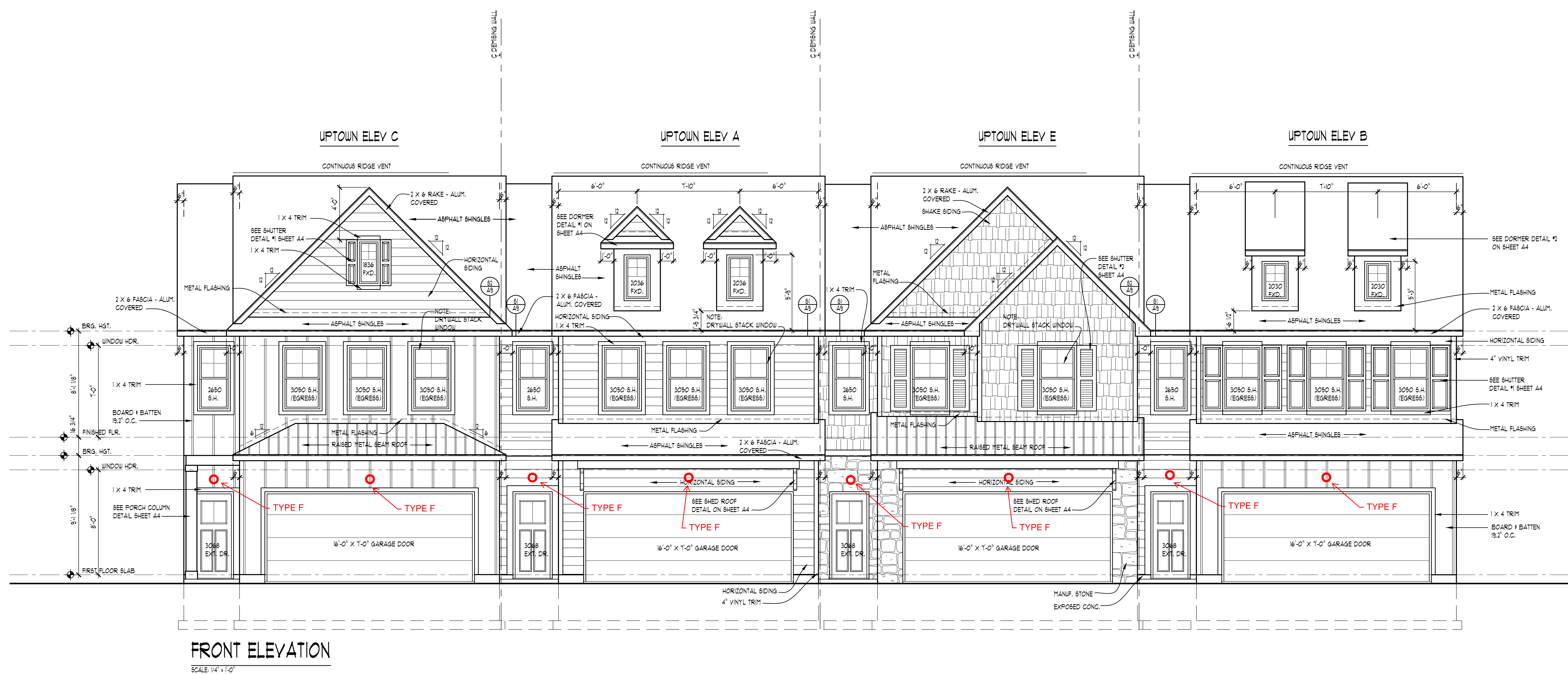
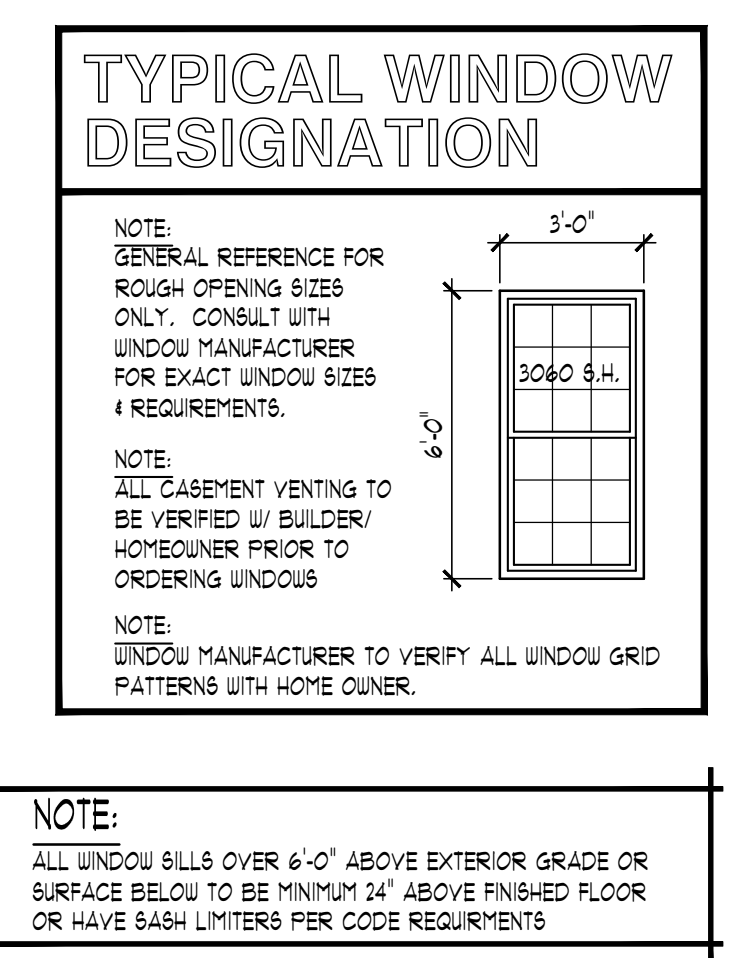
Scale

Not to Scale

Drawing No.

Summary









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architects

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616•285•9901  
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PROJECT No.:  
**14.3.16**

STAFF CREDITS:  
DRAWN BY:  
**Jason Westhouse**  
PROJECT MANAGEMENT:  
**Jeff Segard**

ENGINEER:  
  
Northern Structural, Inc.  
Consulting Engineers  
4695 N M-37 Hwy, Suite D • Middleville, MI 49333  
(269) 795-9493  
northernstructural@siglobal.com

BUILDER:  


PROJECT:  
**Cobblestone  
2 Condos  
WALKOUT**

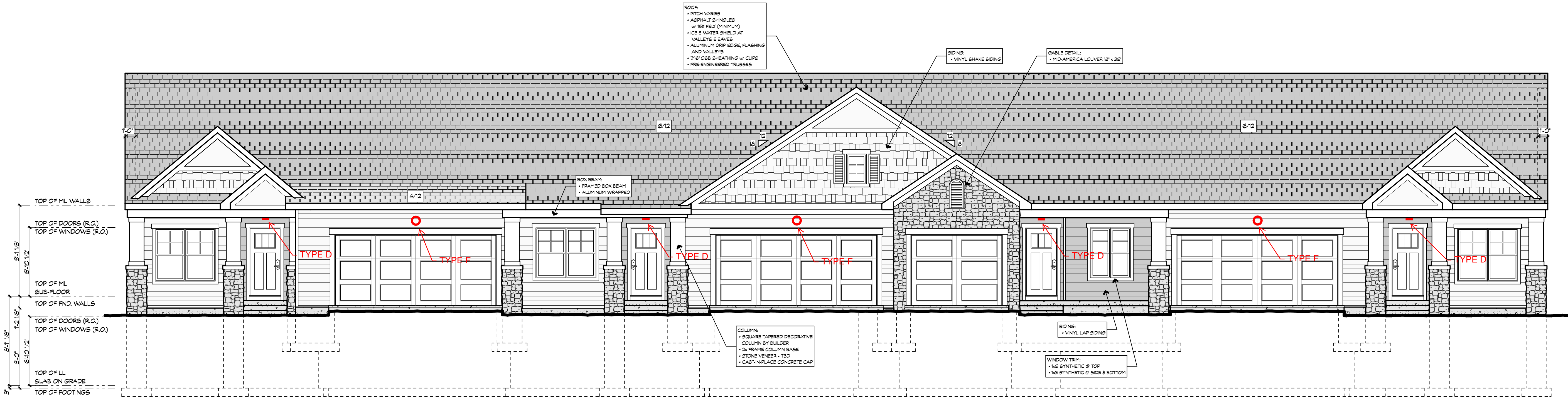
MICHIGAN

SHEET TITLE:  
**FRONT &  
REAR  
Elevations**

DATE:  
**5/7/19**

ISSUE DESCRIPTION:  
**CONSTRUCTION  
DOCUMENTS**

SHEET NO.:  
**A1.1**



**1 FRONT ELEVATION**

A1.1 SCALE: 3/16" = 1'-0"

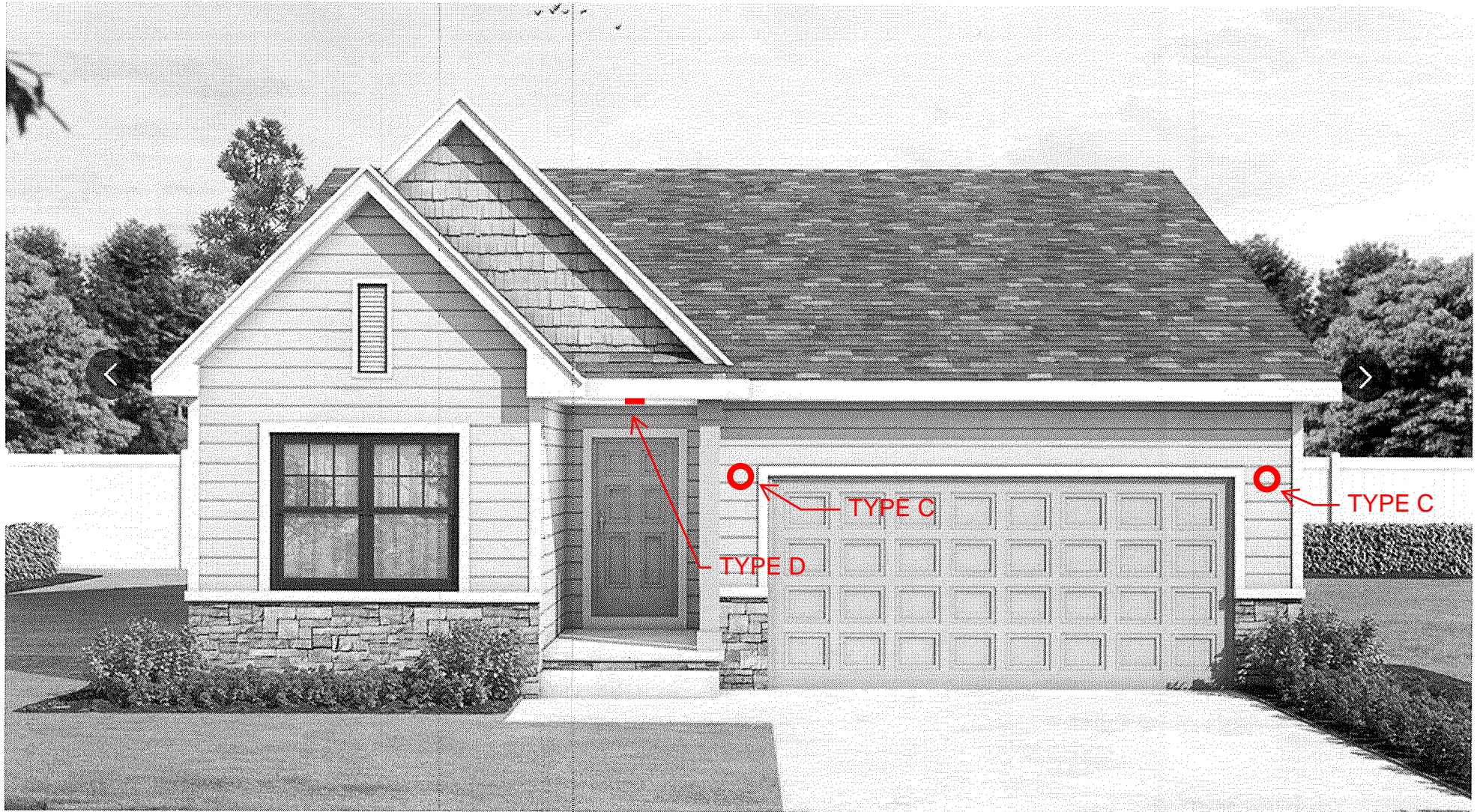


**2 REAR ELEVATION**

A1.1 SCALE: 3/16" = 1'-0"







STAFF REPORT: August 3, 2021  
PREPARED FOR: Kentwood Planning Commission  
PREPARED BY: Joe Pung  
CASE NO.: 26-21 Woodhaven Condominiums Final PUD Site Plan

---

#### GENERAL INFORMATION

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APPLICANT: Westview Capital, LLC  
795 Clyde Court  
Byron Center, MI 49315

STATUS OF  
APPLICANT: Property Owner

REQUESTED ACTION: Final Site Plan Approval for a Planned Unit Development Phase

EXISTING ZONING OF  
SUBJECT PARCEL: RPUD-1 High Density Residential Planned Unit Development

GENERAL LOCATION: 4624 Walma Avenue, SE

PARCEL SIZE: 11.26 acres

EXISTING LAND USE  
ON THE PARCEL: Vacant Land

ADJACENT AREA  
LAND USES: N: Vacant Land (proposed single family subdivision)  
S: Kentwood Justice Center  
E: Single Family Residential Subdivision  
W: Walma Avenue ROW

ZONING ON ADJOINING  
PARCELS: N: RPUD-1 High Density Residential Planned Unit Development  
S: OS Open Space  
E: R1-C Single Family Residential  
W: R3 Medium Density Residential & RPUD-1 High Density  
Residential Planned Unit Development

### Compatibility with Master Plan

The area of the proposed development is master planned for low density (less than 4 units per acre) residential development. The proposed forty-one (41) unit development has a net density of approximately 3.95 units per acre which is consistent with the Master Plan recommendation.

### Relevant Zoning Ordinance Sections

Chapter 12 of the Zoning Ordinance describes the regulations pertaining to Planned Unit Development districts. Section 13.06.D requires Planning Commission review and approval of final site plans for a PUD phase. Section 14.05 outlines the site plan review standards.

### Zoning History

The area has been zoned for residential development since at least 1970. The property was rezoned from R1-C Single Family Residential to RPUD-1 High Density Residential Planned Unit Development in 2004 (Case 20-04).

On May 10, 2021, the City Commission conditionally approved a major change and preliminary PUD plan dated April 29, 2021, for this development (Case 7-21).

---

## SITE INFORMATION

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### Site Characteristics

The site is hilly and heavily wooded and regulated wetlands exist across the site.

### Traffic & Circulation

The access for the development is off Walma Avenue.

The internal street for the development is a private street with sidewalk on one (1) side.

### Parking

The Zoning Ordinance requires a minimum of two (2) parking spaces per dwelling unit for a total of minimum of eighty-two (82) parking spaces. Required parking is limited to the garage and driveway only.

A total of one-hundred and eighteen (118) parking spaces are proposed as follows:

- 54 garages spaces
- 54 driveway spaces
- 10 parking lot spaces



Engineering

All applicable Engineering Department standards and requirements will have to be met.

Fire

All applicable Fire Department standards and requirements will have to be met.

Development Characteristics

Woodhaven Condominiums	
Area	11.26 acres
Net Area	10.38 acres
Number of Units	41
Gross Density	3.64 dwelling units per acre
Net Density	3.95 dwelling units per acres

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Staff Comments

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- 1) In 2004 the city approved the rezoning (Case 20-04) from R1-C Single Family Residential to RPUD-1 High Density Residential Planned Unit Development. In 2005 the city approved a major change (Case 34-05) to the planned unit development. In 2006 the Planning Commission approved the final site plan (Case 1-06) for the development.

The plan approved in 2006 was never initiated and subsequently expired. On May 10, 2021, the City Commission conditionally approved a major change and preliminary PUD plan dated April 29, 2021, for the development (Case 7-21). The conditions were as follows:

- Review and approval by City Staff and the City Attorney of the Condominium Master Deed and By-laws.
- Building elevations shall be consistent with those submitted by the applicant with a revision date of February 26, 2021. In addition, garage doors shall include windows (consistent with the Lincoln-Hillcrest Series Garage Door Windows presented by the applicant) and front entry doors to each unit shall incorporate windows. Any revisions to those elevations, or any new plans, must be approved in advance by Planning Department staff.
- Review and approval by City Staff and City Attorney of a PUD Development Agreement.
- Condominium By-laws shall contain a provision prohibiting the developer from renting/leasing any developer-owned units in excess of fifteen (15) percent of the overall number of units and shall prohibit the developer from selling more than one unit to single purchaser for the purpose of renting/leasing said units. A

purchaser of more than one unit shall be bound by this restriction on rentals/leases. Developer shall provide a copy of the PUD agreement stating this rental/lease restriction to any purchaser of multiple units.

- Approval by the Michigan Department of Environment, Great Lakes, and Energy of wetlands mitigation.
- Staff review and approval of a landscaping plan.
- Compliance with all applicable City Engineering Department regulations and requirements.
- Compliance with all applicable Fire Department regulations and requirements.

- 2) When the property was rezoned in 2004, the overall planned unit development (see Exhibit 2) was a single parcel. In 2012 the City approved a split of the property into two (2) parcels and this development would be located on the southernmost parcel (see Exhibit 1). The two parcels are not under common ownership. A major change (Case 1-20), final PUD Plan (Case 2-20), and preliminary plat (Case3-20) were approved for a single-family subdivision on the northern parcel in early 2020.

### **Attributes**

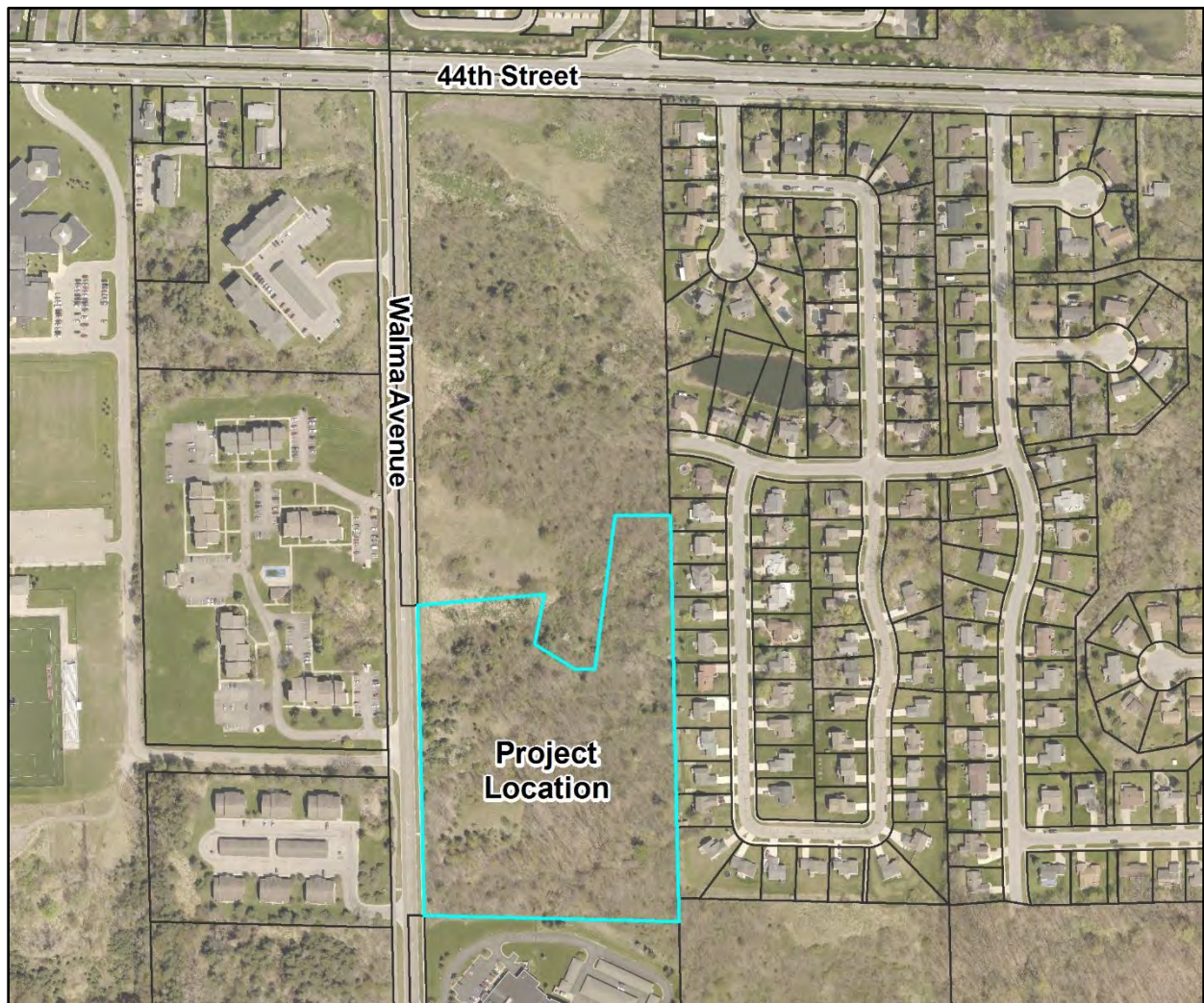
Consistent with MP.

Consistent with 70/30 policy.

Attached condominiums are consistent with the original PUD concept.

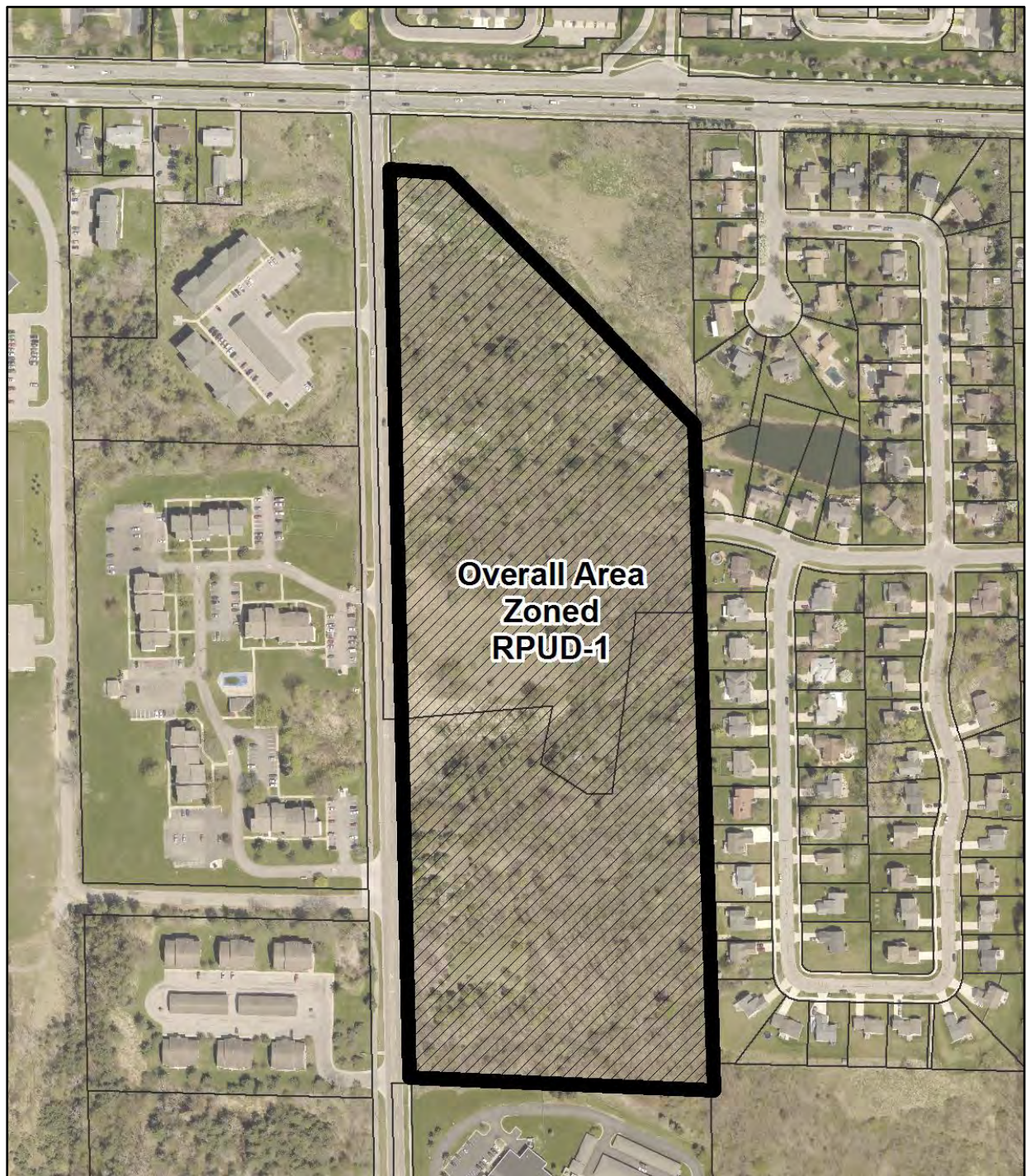
Consistent with the approved preliminary PUD plan

**Exhibit 1: Project Location**





**Exhibit 2: Overall Planned Unit Development Area**





**Exhibit 3: April 2017 Pictometry Photo (view from the west)**



PLANNED UNIT DEVELOPMENT AGREEMENT  
WOODHAVEN CONDOMINIUMS PROJECT

This Planned Unit Development Agreement (the “Agreement”) is executed this \_\_\_\_ day of \_\_\_\_\_, 2021 between the City of Kentwood, a Michigan municipal corporation, of 4900 Breton Avenue, SE, PO Box 8848, Kentwood, Michigan 49518 (the “City”) and Westview Capital, LLC, a Michigan limited liability company, of 2186 E. Centre Avenue, Portage Michigan 49002 (the “Developer”).

RECITALS

A. The Developer owns the 11.82 acres of real property commonly known as 4624 Walma Avenue SE and described as Parcel #41-18-27-201-014 located in the City (the “Property”) to be developed as the Woodhaven Condominiums Project (the “Project”). The Property is, more specifically described on attached Exhibit A, which is incorporated by reference.

B. The Developer’s predecessor in interest sought, and in 2004 the City approved rezoning the Property from R1-C, Single Family Residential, to RPUD-1, High Density Residential Planned Unit Development (“PUD”). In conjunction with the RPUD rezoning, the City Commission also approved the Preliminary PUD Site Plan for development of the Property and the adjacent property to the north.

C. The Developer subsequently sought a Major Amendment/Preliminary PUD Site Plan change to this previously approved PUD and the City Commission conditionally approved that request on May 10, 2021.

D. The Developer subsequently submitted a Final PUD Site Plan, prepared by Feenstra Associates, as required by the City’s Zoning Ordinance, depicting the scope of the development of the Property for single family attached residential use (the “Project”). The City Commission approved the Final PUD Site Plan on \_\_\_\_\_, \_\_\_, 2021, which is attached as Exhibit B (the “Site Plan”), and incorporated by reference.

E. In its conditional approval of the Developer’s request for a Major Amendment/Preliminary PUD Site Plan and for approval of the Site Plan, the City Commission relied on certain representations of the Developer and further required as a condition of approval that an Agreement be prepared to address the various elements of the Project and conditions for the approved PUD.

## AGREEMENT

For good and valuable consideration, the sufficiency of which is acknowledged, the parties agree as follows:

Section 1. Compliance with Laws, Ordinances, Permits. If the Project is developed, Developer shall construct, install, and operate the Project in accordance with approvals received from governmental entities with applicable jurisdiction. In constructing the Project, Developer agrees to comply with all state and local laws, ordinances and regulations as well as the terms of this Agreement. Without limiting the preceding sentence, it is understood and agreed that except as expressly provided for herein, development of the Project must comply with the City Zoning Ordinance in effect as of the date of this Agreement (the “Zoning Ordinance”).

Section 2. Compliance with City Approvals. Without limiting the provisions of Section 1, and notwithstanding any provision in this Agreement to the contrary, if the Project is developed, Developer shall design, develop, construct and operate the Project in accordance with any and all approvals received from the City and/or its various bodies, officers, departments and commissions including, without limitation, the terms and conditions of this Agreement, the Site Plan, and applicable City Engineering Department regulations. Developer acknowledges and agrees that neither Developer, nor a successor in title, may seek variances from the City’s Zoning Board of Appeals in connection with the conditions contained in Section 4 of this Agreement (the “Conditions”). However, Developer is not prohibited from applying for other variances.

Section 3. Amendment to Site Plan. Any requested changes to the Site Plan shall be applied for by the Developer to the City in accordance with the Zoning Ordinance. Any major changes approved shall be (a) identified as a separate addendum to this Agreement which shall be signed by the City and the party requesting the change and recorded with the Kent County Register of Deeds and (b) noted on the Site Plan, which notation shall be signed by the Mayor of the City with the date of the approval of the amendment. Any change not considered a minor change shall be considered a major change. The City’s Director of Community Development (the “Zoning Administrator”), in accordance with the Zoning Ordinance, shall determine whether the change is major or minor. Any approved minor change shall be noted on the Site Plan, which notation shall be signed by the Zoning Administrator with the date of approval of the amendment. Changes shall be determined in accordance with the standards contained in the Zoning Ordinance.

Section 4. Conditions. The Project shall be developed in accordance with the following conditions, in addition to any conditions imposed as part of the Site Plan approval by the City:

(a) Open Space Preservation/Landscaping Plan. Developer shall submit to the City’s planning staff (the “Staff”) for review and approval a final landscaping plan for the Project. The landscaping plan must be submitted to and approved by Staff before commencement of any construction and must be consistent with the open space/tree preservation areas and landscaping identified on the approved Site Plan. Final open space/tree preservation areas and supplemental

landscaping will provide, without limitation, for landscaping and amenities similar in nature, style and quantities to those depicted on the approved Site Plan, attached as Exhibit B and incorporated by reference.

(b) Building Elevations. Building elevations for the Project shall be consistent with those included with the revised February 26, 2021, submittal from the Developer, which elevations are on file with the City. Additionally, garage doors shall include windows consistent with the Lincoln-Hillcrest Series Garage Door Windows presented by the Developer, and front entry doors to each unit shall incorporate windows. Any revisions to these elevations and details, or any new plans, must be approved in advance by Staff.

(c) Fire Department. In constructing the Project, Developer agrees to comply with City Fire Department standards.

(d) Construction Traffic. During construction of the Project, vehicles and other equipment shall obtain access to the Property only through the Property and not through any adjoining property.

(e) Restrictive Covenants. Prior to the issuance of building or foundation permits for any site within the PUD, the Developer shall prepare restrictive covenants providing for the establishment of a homeowners' association, common areas, tree preservation, open spaces, maintenance, financing, enforcement, and similar matters, for the review and written approval of the City Attorney. The restrictive covenants must be in recordable form, shall be signed by the City Attorney after review and approval, and recorded with the Kent County Register of Deeds at Developer's cost. Upon such approval by the City Attorney, such restrictions will be incorporated into the Project master deed and/or bylaws.

(f) Leased Units. The Developer has been granted conditional approval to construct and maintain a portfolio of leased units within the PUD. The conditions of approval are:

(i) The quantity of leased units owned by the Developer or an affiliate of the Developer shall not exceed 15% of the overall number of units.

(ii) The Developer shall be prohibited from selling more than one unit to an unaffiliated single purchaser for the purpose of renting/leasing said units, except that the leased units described in subsection (i) hereof may be sold and continue to be leased by the purchaser thereof.

(iii) A purchaser of more than one unit shall be bound by this restriction on rentals/leases.



(iv) These restrictions shall be incorporated into the condominium bylaws and the Developer shall provide a copy of the PUD Agreement containing this rental/lease restriction to any purchaser of multiple units.

Section 5. Private Cul-De-Sac Street and Right of Way. The Site Plan shows the proposed private cul-de-sac street and right-of-way for the Project, which will be constructed to City specifications by the Developer at its expense.

Section 6. Public Utilities. If the Project is developed, the Developer shall provide, at its sole expense, public electricity, telephone, gas, streetlights, water and sanitary sewer service (“Public Utilities”). In such an event, Developer agrees that Public Utilities (except streetlights) shall be installed and maintained underground if required by the City. Prior to the issuance of any building permits for the Project, Developer shall provide all easements reasonably necessary for Public Utilities shown on the Site Plan, in such locations approved in advance by the relevant utility service provider. Easements for water and sanitary sewer service shall, at the City’s request, name the City of Grand Rapids as a grantee or as an additional grantee. Prior to issuing any foundation or building permits for the Project, the Developer shall submit to the City Engineer and the City of Grand Rapids, for their review and approval, line drawings. Thereafter, and before issuing any foundation or building permits for any phase of the Project, final construction drawings for that phase of the Project shall be submitted for the review and approval of the City Engineer and the City of Grand Rapids.

Section 7. Interior Design. City acknowledges and agrees that Developer may, in Developer’s sole discretion, change the configuration and size of interior rooms, walls, and other interior features of the residential structures to be constructed as a part of the Project.

Section 8. Fire and Safety. The City will provide fire, safety, and EMS services to the Property.

Section 9. Violations. The parties acknowledge that monetary damages for a breach of this Agreement would be inadequate to compensate the parties for the benefit of their bargain. Accordingly, the parties expressly agree that in the event of a violation of this Agreement, the non-breaching party shall be entitled to receive specific performance. Nothing herein shall be deemed a waiver of the City’s rights to seek enforcement of this Agreement or zoning approvals previously granted, to the extent otherwise authorized by law. Notwithstanding the foregoing, in the event there is a violation(s) or alleged violation(s) of the terms or conditions of this Agreement by the Developer, then the City shall serve written notice upon the Developer setting forth the manner in which Developer has violated the Agreement, and such notice shall include a demand that the violation(s) be cured within a stated reasonable time period. Violations or alleged violations of the terms and conditions of this Agreement shall entitle the prevailing party, in the event of litigation to enforce this Agreement, to recover its reasonable attorney and consulting fees incurred.

Section 11. Amendment. This Agreement may only be amended in writing, signed by the City and Developer or their successors.

Section 12. Recording and Binding Effect. The rights and obligations under this Agreement are covenants that run with the land, and this Agreement shall be binding upon and inure to the benefit of the parties, as well as their subrogees, successors, and assigns. It is the parties' intent that this Agreement shall be recorded with the Kent County Register of Deeds. The City shall be responsible for all costs associated with recording the Agreement.

Section 13. Entire Agreement. This is the entire agreement between the parties with respect to its subject matter. The captions are for convenience only, however, the recitals are deemed an integral part of this Agreement for purposes of the interpretation.

Section 14. Miscellaneous.

(a) Severability. The invalidity or unenforceability of any provisions of this Agreement shall not affect the enforceability or validity of the remaining provisions and this Agreement shall be constructed in all respects as if any invalid or unenforceable provision were omitted.

(b) Notices. Any and all notices permitted or required to be given shall be in writing and sent either by mail or personal delivery to the address first above given. Either party may modify its notice address by providing the other party written notice of such modification.

(c) Waiver. No failure or delay on the part of any party in exercising any right, power, or privilege under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power, or privilege under this Agreement preclude further exercise thereof or the exercise of any other right, power, or privilege. The rights and remedies provided in this Agreement are cumulative and not exclusive of any rights and remedies provided by law.

(d) Governing Law. This Agreement is being executed and delivered and is intended to be performed in the State of Michigan and shall be construed and enforced in accordance with, and the rights of the parties shall be governed by, the laws thereof.

(e) Authorization. The parties affirm that their representatives executing this Agreement on their behalf are authorized to do so and that all resolutions or similar actions necessary to approve this Agreement have been adopted and approved. The Developer further affirms that it is not in default under the terms of the purchase agreement for the Property.

(f) Liability of Developer. Except as otherwise provided herein, the term "Developer" as used in this Agreement is limited to mean and include only the owner of the Property or a portion of the Property affected at the time in question. In the event of any sale, transfer or conveyance of any portion of the Property, the Developer will automatically be freed and relieved from all personal liability for the performance of any covenants or obligation on the part of the Developer

contained in this Agreement after the date of such sale, transfer or conveyance, and the Developer's successor(s) shall assume all commitments with respect to the covenants, agreements, stipulations and obligations as to that portion of the Property sold, transferred or conveyed.

The parties have executed this Agreement on the day and year first above written.

City of Kentwood

\_\_\_\_\_  
Stephen C.N. Kepley, Mayor

\_\_\_\_\_  
Dan Kasunic, Clerk

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF KENT         )

Acknowledged before me in Kent County, Michigan on \_\_\_\_\_, 2021 by Stephen C.N. Kepley and Dan Kasunic, the Mayor and City Clerk, respectively, of the City of Kentwood, a Michigan municipal corporation, who are personally known to me or who have produced their Michigan driver's licenses as identification.

\_\_\_\_\_  
Notary Public, Kent County, MI  
Acting in the County of Kent  
My commission expires: \_\_\_\_\_



Westview Capital, L.L.C.

---

Thomas M. Larabel  
Vice President

STATE OF MICHIGAN                    )  
  ) ss.  
COUNTY OF KENT                    )

Acknowledged before me in Kent County, Michigan on \_\_\_\_\_, 2021 by Thomas Larabel, a Vice President of Westview Capital, LLC, a Michigan limited liability company, for the Company, who is personally known to me or who has produced his Michigan driver's license as identification.

---

Notary Public, \_\_\_\_\_ County, MI  
Acting in the County of Kalamazoo  
My commission expires: \_\_\_\_\_

Drafted By:  
Eric J. Guerin  
2186 E. Centre Avenue  
Portage, Michigan 49002

**After Recording Return To:**  
Alexandra Kruh  
795 Clyde Ct., SW  
Byron Center, MI 49315

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

OVERALL PUD DESCRIPTION:

Part of the Northeast 1/4 of Section 27, T6N, R11W, described as: Commencing at the North 1/4 Corner of said Section 27 thence S03°00'49"E 1303.64 feet along the North-South 1/4 line of said Section to the Point of Beginning; thence N85°08'44"E 351.00 feet; thence S11°14'17"W 124.00 feet; thence S57°43'13"E 115.47 feet; thence N90°00'E 48.50 feet; thence N07°31'36"E 378.47 feet (recorded as N08°57'52"E 358.67 feet); thence N90°00'E 128.67 feet to a point which is S03°02'02"E 1081.74 (recorded at 1081.09 feet) from the North line of said Section; thence S03°02'00"E (recorded as S03°02'02"E) 971.70 feet along the East line of the West 1/2 of said Northeast 1/4 (also the West line of Kentwood Acres No. 3 & Kentwood Acres No. 4); thence S89°38'27"W 661.75 feet along the North line of the South 600.00 feet of said Northeast 1/4; thence N03°00'49"W 753.91 feet (recorded as 753.43 feet) along the North-South 1/4 line of said Section to the Point of Beginning, Except the West 40 feet thereof for Walma Avenue.

Contains 514,907 SF or 11.82 Acres



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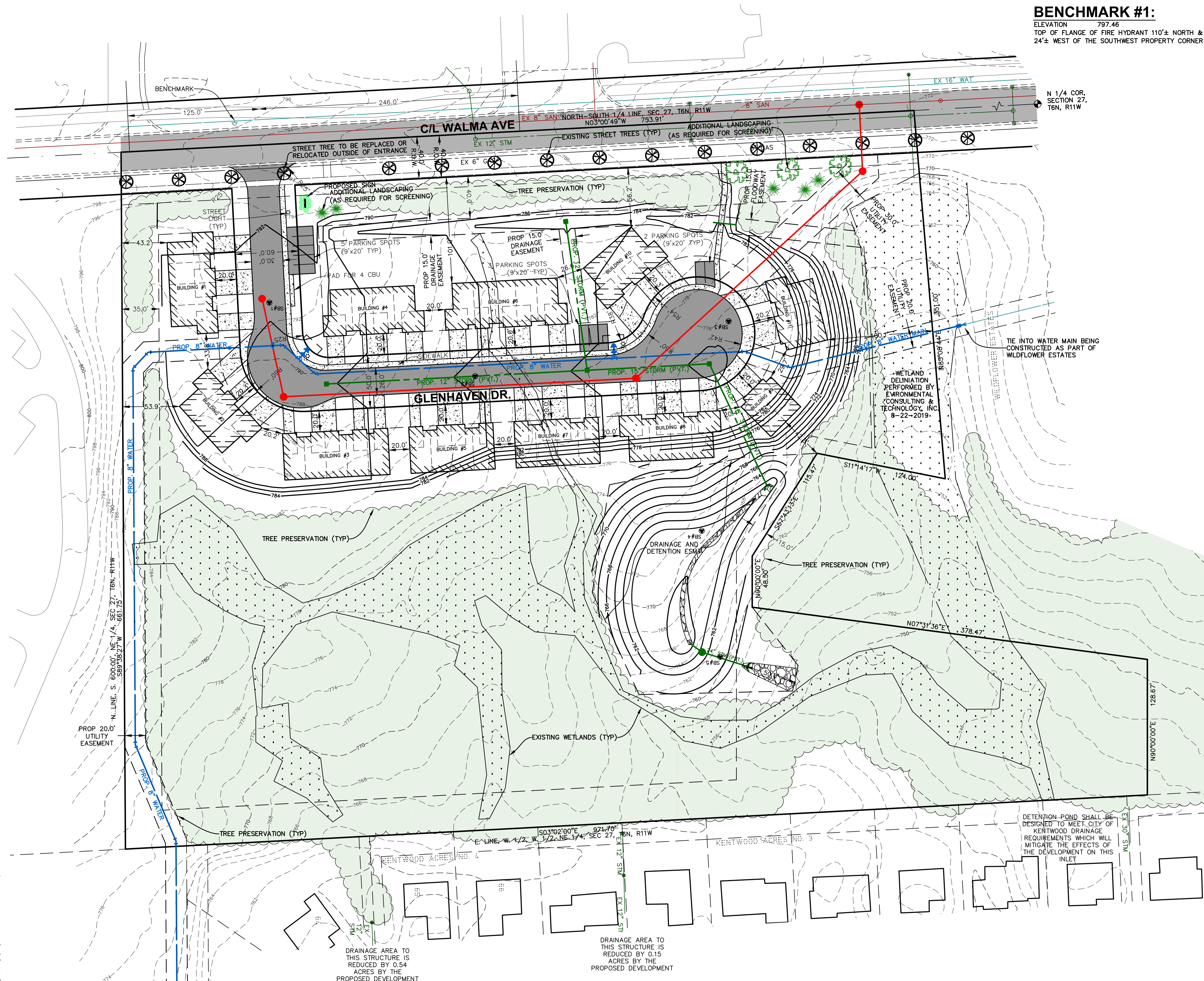


### FINISH FLOOR ELEVATIONS

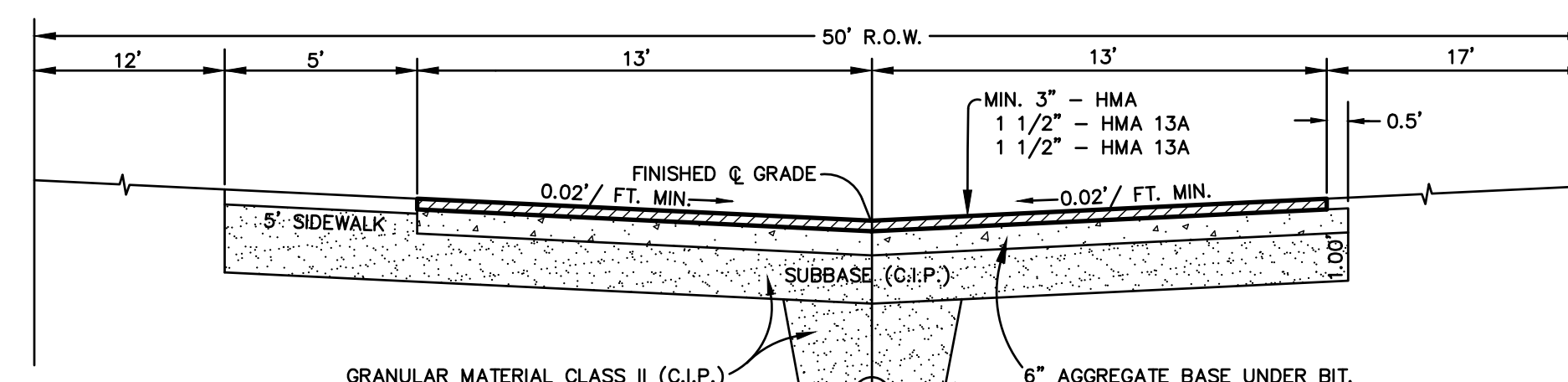
BLDG. #	F.F.
1	791.5
2	790.75
3	789.7
4	787.5
5	785.6
6	783.75
7	782.75
8	783.5
9	784.0
10	786.7
11	788.8

NOTE: BUILDINGS ARE PROP.  
AS SLAB ON GRADE.  
F.F. = M.O.E.

### MATCH LINE



### MATCH LINE



STORM SEWER  
USE SLOPP FOR ALL PROPOSED STORM SEWER.  
FLOWLINE TO BE A MIN. OF 4" BELOW FINISH  
GRADE. PLACE 6" SUBBASE UNDERDRAIN AS  
REQUIRED FOR SOIL CONDITIONS.

### PRIVEE ROAD 26' BITUMINOUS INVERTED CROWN

NOT TO SCALE

### BENCHMARK #1:

ELEVATION 797.46  
TOP OF FLANGE OF FIRE HYDRANT 110'± NORTH &  
24'± WEST OF THE SOUTHWEST PROPERTY CORNER

### PROPERTY DESCRIPTION:

PPN# 41-18-27-201-014  
4624 Walma Ave SE

NORTH

SCALE: 1" = 50'

Part of the Northeast 1/4 of Section 27, T6N, R11W, described as: Commencing at the North 1/4 Corner of said Section 27 thence S03°00'49"E 1303.64 feet along the North-South 1/4 line of said Section to the Point of Beginning; thence N85°08'44"E 351.00 feet; thence S11°14'17"W 124.00 feet; thence S57°43'13"E 115.47 feet; thence N90°00'E 48.50 feet; thence N07°31'36"E 378.47 feet (recorded as N08°57'52"E 358.67 feet); thence N90°00'E 128.67 feet to a point which is S03°02'02"E 1081.74 (recorded at 1081.09 feet) from the North line of said Section; thence S03°02'00"E (recorded as S03°02'02"E) 971.70 feet along the East line of the West 1/2 of said Northeast 1/4 (also the West line of Kentwood Acres No. 3 & Kentwood Acres No. 4); thence S89°38'27"W 661.75 feet along the North line of the South 600.00 feet of said Northeast 1/4; thence N03°00'49"W 753.91 feet (recorded as 753.43 feet) along the North-South 1/4 line of said Section to the Point of Beginning, Except the West 40 feet thereof for Walma Avenue.

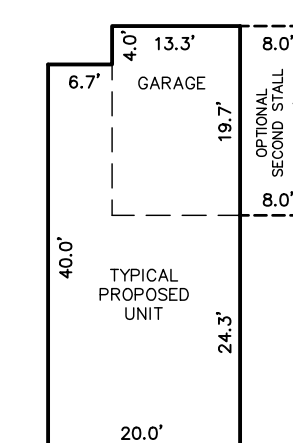
Contains 514,907 SF or 11.82 Acres

### REQUIREMENTS:

- PROJECT DESCRIPTION: CONSTRUCT 41 SINGLE FAMILY ATTACHED DWELLINGS. ALL UNITS SHALL BE THREE BEDROOM WITH APPROX. 1,450 SF OF LIVING SPACE. CONSTRUCT 600 FEET OF PRIVATE STREET AND ASSOCIATED IMPROVEMENTS.
- ZONING: R-PUD -1 ZONING
- PERIMETER SETBACKS  
WALMA: 40 FEET  
SIDE YARD: 15 FEET  
REAR YARD: 35 FEET
- DENSITY CALCULATIONS  
TOTAL ACREAGE = 11.82 ACRES  
PVT. STREET ROW = 0.88 ACRES  
NET ACREAGE = 10.94 ACRES  
TOTAL UNITS = 41 UNITS  
DENSITY = 3.75 UNITS PER ACRE
- PARKING CALCULATIONS  
REQUIRED:  
ATTACHED SINGLE FAMILY RESIDENTIAL - 2 PARKING SPOTS PER UNIT  
41 UNITS x 2 PER UNITS = 82 SPACES  
PROPOSED:  
54 GARAGE SPACES (MINIMUM 1 PER UNIT)  
54 DRIVEWAY SPACES  
10 PARKING LOT SPACES  
118 TOTAL SPACES (2.9 PER UNIT)
- OPEN SPACE PRESERVATION  
6.7 ACRES OF OPEN SPACE (56.7%) IS PLANNED. THIS INCLUDES  
0.9 ACRES OF PONDING AREA  
1.6 ACRES OF WETLANDS TO BE PRESERVED  
4.2 ACRES OF FOREST TO BE PRESERVED

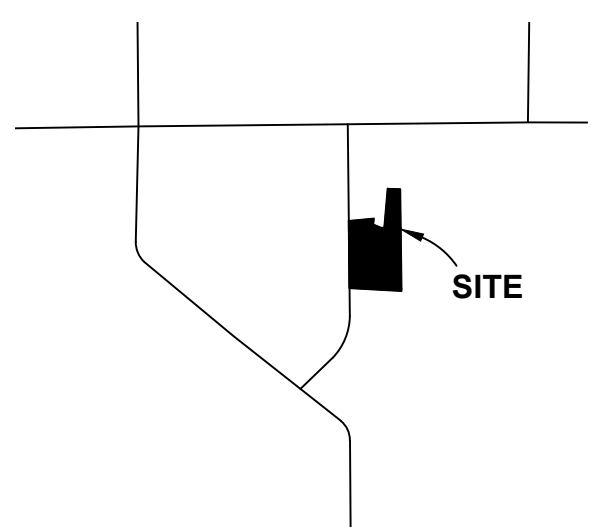
### GENERAL NOTES:

- All utilities shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be the exact locations nor should it be assumed that they are the only utilities in the area.
- All work shall comply with applicable requirements or the local code, ordinances and accident/fire prevention regulations.
- Remove all demolition materials and debris from the site and dispose of properly offsite.
- Do not bury any debris, roots, topsoil or other materials.
- Adequately protect the site, adjoining property, and utility services.
- Contractor shall field verify all utilities prior to commencing work on new utility connections.
- Install all utilities in accordance with local specifications and requirements.
- Contractor shall be responsible for obtaining necessary permits for work in right-of-way and on any utility connections or abandonments.
- Damage to existing utilities by the contractor shall be repaired at the contractor's expense.
- Cluster mailboxes shall be provided in the location shown on the plan.
- Street lighting shall be provided in the approximate locations shown on the plan.
- Existing vegetation along Walma Ave. shall be preserved as much as possible. Gaps in the vegetation shall be filled with new plantings to provide screening.
- Refuse collection shall be by residential carts for each unit.
- The site is above the 100 year flood plane.



### TYPICAL UNIT

SCALE 1" = 20'



### LOCATION MAP

NOT TO SCALE

REVISIONS	
02/02/21 INITIAL SUBMITTAL	
03/01/21 PER CITY REVIEW	
-OPEN SPACE INFORMATION	
-WATER MAIN CHANGES	
04/29/21 PER CITY REVIEW	
-GARAGES	
07/12/21 FINAL PUD	

### LEGEND

T	TOWN	SECTION CORNER
R	RANGE	SET CAPPED IRON
N	NORTH	FOUND IRON OR NAIL
S	SOUTH	STORM SEWER MANHOLE
E	EAST	SANITARY SEWER MANHOLE
W	WEST	CATCH BASIN
SEC.	SECTION	HYDRANT
POB	POINT OF BEGINNING	VALVE
		UTILITY POLE
		GUY WIRE
		LIGHT POLE
		WALL MOUNTED LIGHT
		PEDESTAL
		TRANSFORMER
		SIGN
	PROPOSED BLACKTOP	
	PROPOSED CONCRETE	
	EXISTING BLACKTOP	
	EXISTING CONCRETE	
	BUILDING	

### FINAL PUD PLAN WOODHAVEN

FOR: MIKE WEST  
ALLEN EDWIN HOMES  
795 CLYDE COURT SW  
BYRON CENTER, MI 49315  
269-365-8548

PART OF THE NORTHEAST 1/4, SECTION 27, T6N, R11W,  
CITY OF KENTWOOD, KENT COUNTY, MICHIGAN

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