



AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, APRIL 9, 2024
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE, SE
7:00 P.M.

LUZ - 6:30pm Conf. Rm.#119 - Jones Holtrop, Porter, Weir

- A. Call to Order
- B. Pledge of Allegiance (Dan Holtrop)
- C. Roll Call
- D. Declaration of Conflict of Interest
- E. Approval of the Minutes of March 26, 2024 and Findings of Fact for: **Case#7-24** – Heyboer Acres Phase 2 – Preliminary Plat and Final Site Plan Review Located at 2500 52nd Street SE;
- F. Approval of the Agenda for April 9, 2024
- G. Acknowledge visitors and those wishing to speak to non- agenda items.
- H. Old Business

Case#3-24 – Breton Ravines RPUD – Rezoning and Preliminary PUD Approval for a Residential Planned Unit Development Located at 2720 52nd Street, 2854 52nd Street and 5491 Wing Avenue SE (**Staff is recommending tabling to the April 23, 2024 meeting.**)

- I. Public Hearing

Case#8-24 – Hope Haven – Rezoning of 28.93 acres of land from R1-B Residential to RPUD-2 Low Density Residential Planned Unit Development and Site Plan Review Located at 5578 Wing Avenue, 5606 Wing Avenue, 5632 Wing Avenue, 5600 Wing (**Staff is recommending tabling to the April 23, 2024 meeting.**)

- J. Work Session

Case#9-24 – 44th Street and Walma Avenue Condominium Project - Rezoning of 4.95 acres of land from R3 Medium Density Residential to RPUD-1 High Density Residential Planned Unit Development and Site Plan Review located at the SE corner of 44th Street and Walma Avenue



New Business

Set public hearing date of May 14, 2024, for: **Case#10-24** – Grand Rapids Temple The Church of Jesus Christ and Latter Day Saints – Final Site Plan Review for a PUD Phase located at 2400 Forest Hill Avenue SE

L. Other Business

1. Commissioners' Comments
2. Staff's Comments

M. 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.



MEMORANDUM

TO: Land Use and Zoning Committee

FROM: Terry Schweitzer, Community Development Director

DATE: April 3, 2024

RE: Prospective Conditional Rezoning to R-4

Attached is a narrative and concept site plan for a 2-acre site in the 4800 block of Eastern Avenue. The property is currently zoned R1-D Single Family Residential and master planned for medium density residential use. Attached you will also find a concept plan for 10 single family detached homes developed as site condos with two representative building layouts. From a staff perspective, the site condo layout was going to be extremely tight, so we suggested consideration of the townhouse concept.

Narrative for Development of
Property at 4855, 4861 and 4867 Eastern Avenue

April 1, 2024

The property at the above addresses is located on the west side of Eastern Avenue just south of 48th Street. The existing site consists of a single-family home and 2 sizeable accessory buildings. The 4861 and 4867 parcels have been used for RV and boat storage.

The owner of the property desires to develop the property into a 16-unit townhouse building along with a carport per the plan attached. A similar project was constructed by this same owner at 692 – 44th Street. The architectural theme of the proposed building will match closely to what was constructed at the 692 – 44th Street site.

The existing home is presently being renovated and will remain for use as a single-family home.

The development as proposed per the enclosed concept provides for a generous buffer to the development to the south and also provides for an appropriate transition use from the apartment project to the west and the office/commercial use to the north.

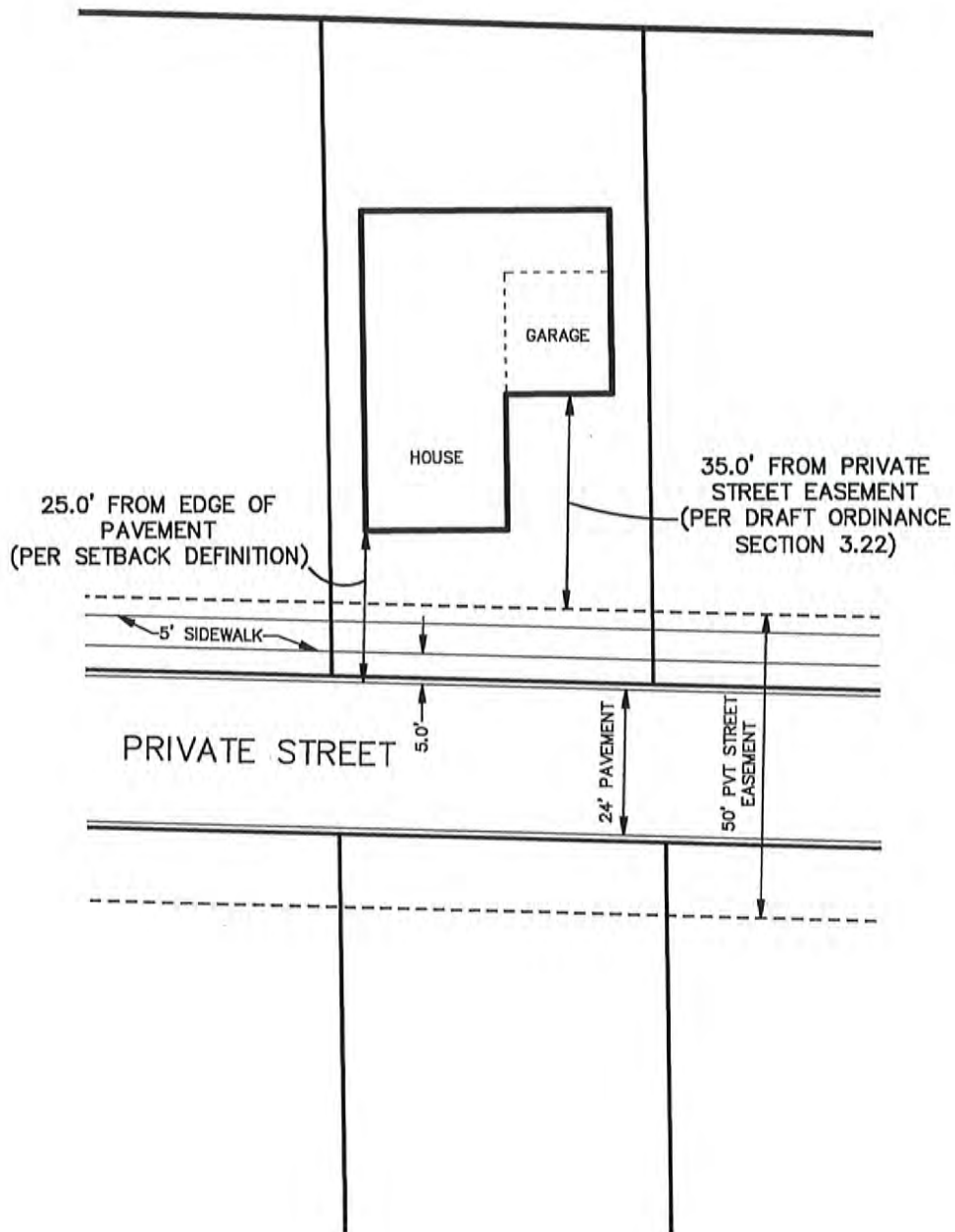
We would welcome the opportunity to meet with the site plan review committee to discuss the project in more detail and will be planning on doing so at the April 9 meeting.



PHOTO: KENT COUNTY GIS DATED 2020
CONTROLS: KENT COUNTY GIS DATED 2014

SCALE: 1" = 40'
2" CONTROLS INTERVAL

CONCEPT PLAN			
4855 EASTERN AVENUE SE			
FOR: 4855 EASTERN DEVELOPMENT LLC			
ATTN: JOHN DONAHUE			
1177 EASTERN AVENUE SE			
DALLAS, TX 75201			
PART OF THE SE 1/4 SECTION 20, T8N, R17E, CITY OF KENNEDY TOWNSHIP, KENT COUNTY, INDIANA			
02/28/24		SHEET 1 OF 1	
excel engineering, inc.		DATE: 02/28/24	
1177 EASTERN AVENUE SE		DRAWN BY: JLD	
DALLAS, TX 75201		CHECKED BY: JLD	
PH: 214-343-1177		DATE: 02/28/24	



BUILDING LAYOUT OPTION BASED ON
PENDING CHANGES TO SECTION 3.22 OF
CITY OF KENTWOOD ZONING ORDINANCE

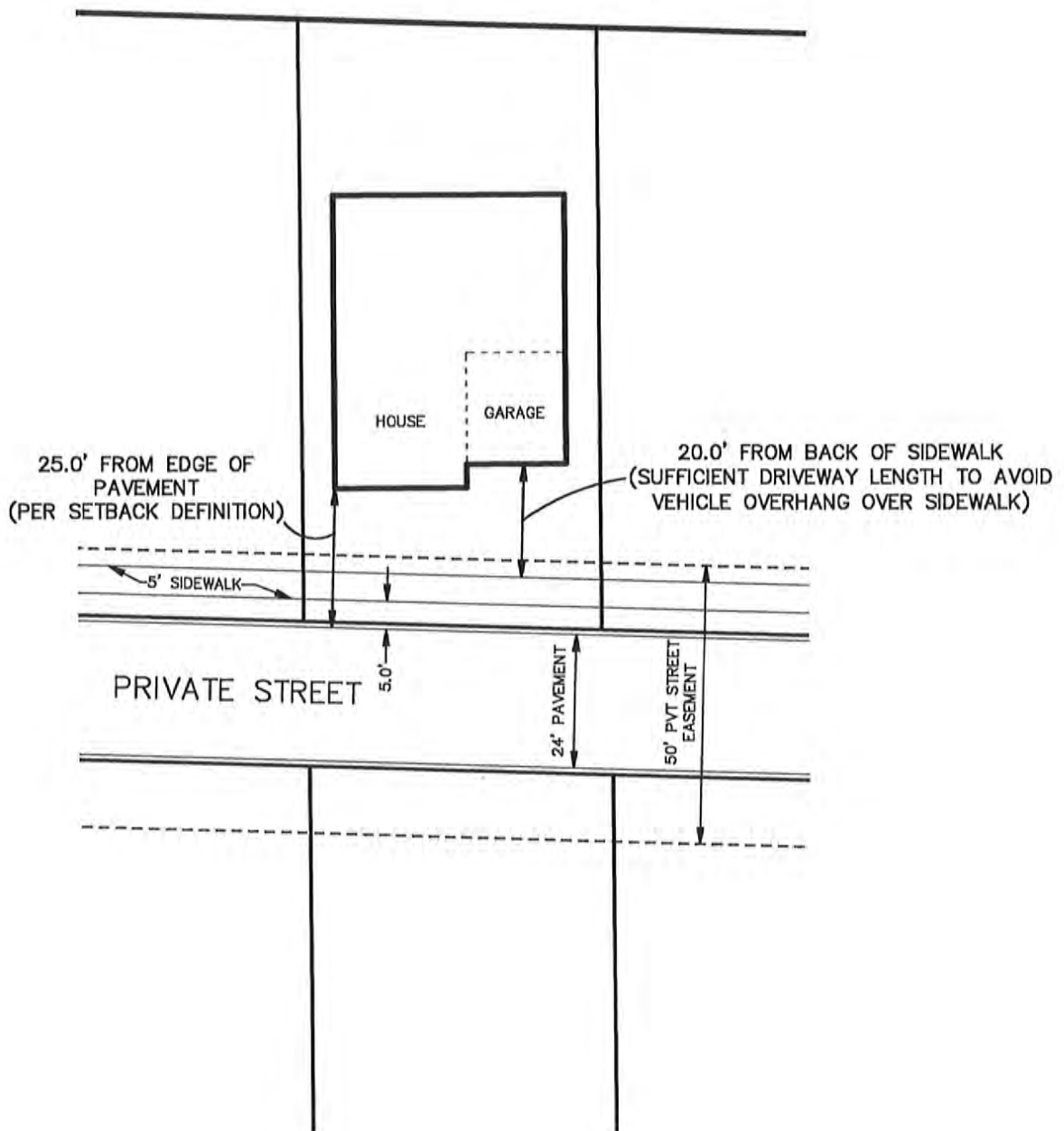


exxel engineering, inc.
planners • engineers • surveyors

5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

Scale 1" = 30'

DATE: 10/16/2023



BUILDING LAYOUT ALTERNATE
(PROVIDES SUFFICIENT DRIVEWAY
LENGTH TO AVOID VEHICLE
OVERHANG OVER SIDEWALK)



exxel engineering, inc.
planners • engineers • surveyors

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Scale 1" = 30'

DATE: 10/16/2023

PROPOSED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
MARCH 26, 2024, 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 Holtrop.
- C. Roll Call:
Members Present: Bill Benoit, Dan Holtrop, Sandra Jones, Ed Kape , Ray Poyner, Darius Quinn, Doug VanderMeer, Sarah Weir
Members Absent: Alex Porter (with notification)
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier, the applicants and about 20 citizens.

Motion by Kape, supported by Poyner, to excuse Porter from the meeting.

- Motion Carried (8-0)
- Porter absent -

- D. Declaration of Conflict of Interest

There was no conflict of interest statement expressed.

- E. Approval of the Minutes and Findings of Fact

Motion by Commissioner Holtrop, supported by Commissioner Quinn, to approve the Minutes of March 12, 2024 and the Findings of Fact for: Case#6-24 – Structures and Improvements Plan (SIP) 2024-2030

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

- F. Approval of the Agenda

Motion by Commissioner Benoit, supported by Commissioner Quinn, to approve the agenda for the March 26, 2024 meeting.

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

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

There was no public comment.

Case#3-24 – Breton Ravines RPUD – Rezoning and Preliminary PUD Approval for a Residential Planned Unit Development Located at 2720 52nd Street, 2854 52nd Street and 5491 Wing Avenue SE (**Applicant has requested tabling to the April 9, 2024, meeting**)

Golder stated the proposed development is located on an overall 66.64 acre property located west of Wing Avenue and south of 52nd Street. The applicant is proposing a total of 256 housing units, or 3.84 units per acre (gross density). In terms of unit types, 24 site condos, 11 single free-standing condominiums, 82 duplex condo units, (41 buildings) 51 -triplex townhouse condominiums (17 buildings) 88 fourplex townhouse condominiums are proposed (22 buildings).

Golder stated at the last meeting there was a lot of discussion with respect to building elevations. She stated the applicant has submitted more information regarding the building elevations.

Golder stated there has been discussions regarding enhancements such as trim on the windows and on the back of the buildings. The information that the commissioners have describes where the trim is going to occur. She stated phases 1 and 2 by 52nd Street the trim wouldn't be on all sides only on some sides of the homes. She stated she thinks it might look odd to have the trim wrap around one corner but not go around the third corner.

Golder stated regarding the types of units that are being proposed(site condominiums) the commissioners have received some plans of what it might look like from 52nd Street. She stated in her opinion it looks good and it also looks good where the windows are being proposed on the end units. Golder stated the commissioners need to let the developer know what it is they want to see. Golder stated it is same thing throughout the development with the duplexes and the single family homes. There are some that have trim; which is the trim around the windows and the horizontal trim and then the rest would not have it.

Golder stated we also received new images of what the duplexes would look like. She stated the garages have been separated and thinks this is a good look.

Dan Larabel, with Allen Edwin Homes was present. He stated he submitted an updated project narrative, updated elevation portfolios, and updated site plans.

Larabel stated on the updated site plans they made some minor changes and added some dimensionality onto the site plans. He stated they added a lot of dimensions between buildings and setbacks. He stated he flipped some of the buildings so that the garages weren't oriented towards Breton Avenue.

Larabel discussed site condominium elevations and renderings on 52nd Street and Breton Avenue. He stated on the streetscapes he added 2 windows on the second floor. He stated there was also discussion regarding roofline variation. He stated he added that and incorporated that into the submittal. He stated it is a single gable and a dormer and also has a full front porch. Larabel stated the product that he also incorporated onto 52nd Street has the single gable throughout. He stated the units are 20 foot wide and stated that he doesn't have a lot of room to get creative.

Golder stated the applicant submitted some anti redundancy requirements. Larabel stated what they are showing is cut and dry on 52nd Street and Breton Avenue. He stated there are 19 homes, therefore, he was getting prescriptive on how many elevations of each one. He stated whereas many of the rest of the site there are buildings that he can't be very prescriptive on. He stated he does want to put some minimum anti-redundancy so there is masonry elements, porch elements, vinyl railing on the front etc. He stated the porch on the units are 8 foot wide and 6 foot deep.

Larabel stated on the front load townhouses one of the things discussed was the upgraded elevation. He stated he got prescriptive in the narrative on which specific elevations would be required to incorporate; the trim around the windows and the horizontal trim. He stated his intent is to be practical. If the unit backs up to a woods he doesn't want to spend \$300 dollars per unit to add the trim and would prefer to be economical.

Larabel stated on the veranda type homes, they can do a 10x10ft column on those and he incorporated that into the narrative. He stated he can't do it on the front load townhouses, they have a railing in the front. He stated some of the homes are built close together, but you can't connect them because you would have to put a firewall in between them. He stated they are proposed at 6x6ft and have to stay at that so there is enough room in between them. He stated the product where they can incorporate the columns are the site condos, the two units attached and the single units.

Larabel stated they have been working on the construction and financing of Breton Avenue on their end and putting some finishing touches on how to move that to the next step and discussions with the City. He stated they hope to have this information to the City, but there is still conversation to be had on Breton Avenue. He stated they will get Breton Avenue in there, there is no fear that they can't build Breton Avenue. He stated if there is any feedback he could be given that would be great.

VanderMeer stated regarding the trim aesthetically it looks like they ran out of money and cheapened it by not completing the trim around the units. He stated he would just ask that they finish the house or condos. He suggested adding more windows, he doesn't want to look at blank walls. Larabel stated the homes are 12 feet apart and you're not seeing in between the houses if you are driving by, walking you probably will see in between them. Larabel stated he can look into it, but he is not going to dress them up with 6 windows on each side.

VanderMeer questioned the waivers that are being asked. Golder stated she doesn't have a clear account on all the waivers that are needed. However, if the commissioners have an opinion on any of those that are listed let her know she will have that information at the next meeting.

Poyner stated his only comment is just looking for more transparency on the side units. He stated he recognizes that they are 12 feet apart he's just looking for more.

Kape stated he agrees with the commissioners regarding the trim.

Holtrop agreed adding more trim and the windows if he can. Holtrop stated he thought he would see a real life view from 52nd Street because the houses fronting 52nd Street are going to be lower. Larabel stated there are details that he can't get unless he spends a lot of time and money, his intent is to show the architectural elevations and features. Holtrop thanked him for all of his work and stated it is good to see the progression.

Quinn stated he agrees with the commissioner regarding the trim. He stated he thinks it would be better to wrap at least 3 sides with trim. Quinn questioned the price to add more trim. Larabel stated the windows are about \$600 dollars, the trim \$300 dollars, horizontal trim 6 dollars a linear foot installed. Larabel stated about \$2,500 dollar upgrades on one wall, this is the reason he would like to go a little lighter on these. Quinn stated the commissioners have been stressing quality and to help him pass the hurdle with the Planning Commission and also the City Commission it is up to him and his team to figure it out.

Weir stated she echoes the commissioner stated that the trim looks unfinished. She stated she appreciates everything he has been doing.

Benoit stated he isn't so stuck on adding more windows, but the trim he would like to see it wrapped around and make the building look right. He stated the outside of the building everybody is going to be stuck looking at. He reiterated that they are going to have to get past the City Commission and that will be a lot tougher.

Jones echoed Benoit. She stated she isn't as hung up on the windows and would like to see the trim extended. Jones questioned if the duplexes will be sold to a single owner or is it possible for them to be sold separately. Larabel stated each unit becomes its own, it is possible for somebody to buy two units, however that is not the intent.

Motion by Holtrop, supported by Kape to table Case#3-24 Breton Ravines to the April 9, 2024, meeting.

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

Public Hearing

Case#7-24 – Heyboer Acres Phase 2 – Preliminary Plat and Final Site Plan Review
Located at 2500 52nd Street SE;

Golder stated the request is for Preliminary Plat and Final Site Plan Review. She stated Phase 1 was approved which was 17 lots. The City rezoned an 82.8 acre property in 2022. She stated phase 2 is 42 lots on 17.75 acres.

Golder stated a copy of the deed restrictions that the applicant has placed on phase 1 has been provided. They would have to be updated for phase 2. She stated in the deed it talks about the maintenance of the detention pond. She stated the the City ordinances it states that the person whose property and easement that the detention pond is on shall be responsible for turf maintenance. She stated in the end, the functioning of the storm water detention rests with the City. If it doesn't function, the City would have to come out and fix the detention pond. She stated she will let the City Engineer determine what exactly turf maintenance means. She stated she hopes by the time it goes to City Commission, she will have this worked out but in the meantime she feels she can make a recommendation for approval for preliminary plat and final site plan review for the 42 lots.

Golder stated she is recommending to the City Commissioner approval as described in her recommendation dated March 19, 2024.

Justin Brink with Exxel Engineering was present representing the request. He stated with The exception of the cul-de-sac length, it is exactly the same layout that was presented as part of the full plat previously. He stated the stormwater was discussed and they have a stub street out continuing to future phases.

Jones opened the public hearing.

There was no public comment.

Motion by Poyner, supported by Benoit, to close the public hearing.

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

Benoit stated he wants to make sure that whoever is going to be responsible for the detention basins they know up front they are responsible of maintaining. Golder stated it would be in the deed and that would be the only way to communicate that. Benoit stated the problem is nobody reads the deed. Golder suggested maybe a letter could be put in the deed restrictions that calls it out more than what it is.

Holtrop questioned if we allow side yard and back yard for trailers Golder stated we do but these are private deed restrictions, they are going above and beyond our standards and the City wouldn't enforce.

VanderMeer questioned if their intent is to have a homeowners association. Mark Devries, 3926 60th Street Holland MI was present. He stated he is president of Heyboer Acres LLC, and his wife is one of the 7 granddaughters whose grandfather owned the farm. He stated they plan to maintain the north part of the property and develop everything to the south. Devries stated there is not going to be a homeowner's association. They have been talking to a group of 6-8 builders and that is where the deed restrictions came from. Discussion ensued.

Motion by Holtrop, supported by Poyner, to recommend to the City Commission conditional approval of the preliminary plat and final site plan for Phase 2 of the Heyboer Acres Plat as depicted on the site plan dated 1/17/2024 and as described in Case No. 7-24. Approval is conditioned on conditions 1-3 and basis points 1-3 as described in Golders memo dated March 19, 2024.

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

I. Work Session

Case#8-24 – Hope Haven – Rezoning of 28.93 acres of land from R1-B Residential to RPUD-2 Low Density Residential Planned Unit Development and Site Plan Review Located at 5578 Wing Avenue, 5606 Wing Avenue, 5632 Wing Avenue, 5600 Wing Avenue (**Applicant has requested tabling action on the request to April 9, 2024**)

Pung stated the applicant has requested tabling to April 9th meeting, however the notice was issued in the Grand Rapids Press, therefore the public hearing needs to be opened.

Pung stated the request is rezoning of 28.93 acres of land from R1-B Residential to RPUD-2 Low Density Residential Planned Unit Development and Preliminary Site Plan Review

Pung stated since the work session the applicant has made several changes and provided additional information for review. They created a revised layout to address the issue of the street length. He stated they have now come in and created two smaller cul-de-sacs so they can meet the 1,320 foot street length and not need a second means of egress or emergency access.

Pung stated the new plan has 57 lots within the plat or site condo and then 1 outlot. This comes in at 2 units per acre gross.

Pung stated the applicant wanted to mirror this development similar to Pfeiffer Pines. There they have 73 lots (gross density of 2.1 units per acre) about half the lots in Pfeiffer Pines are 62 feet wide and then another 10 that range up to 63-67 feet. Pung stated this is a comparison of the size lots if the commissioners wanted to take a look at something that would be comparable.

Pung stated the applicant submitted a revised PUD agreement. They added additional information that they agree to comply with and the draft architectural standards that staff gave them a copy of.

Pung stated they also submitted several sample building elevations for the Commissioners to review and parallel concept plans of how the site can be developed under the current R1-B zoning and R1-C zoning. The draft plan under the R1-B zone they are showing 49 lots and under the R1-C zone they are showing 60 lots.

Jones opened the public hearing.

Laurie Sheldon, 5965 Wing was present. She stated she has talked to many of her neighbors and many of them had no idea that this was happening. She stated the neighbors have many concerns one being changing the zoning. She stated that the current R1-B zoning fits the neighborhood. She stated Wing Avenue is the only spot in Kentwood where you can feel like you are in the country in the middle of the city. She stated that adding 57 more homes is going to drastically change the landscape of the neighborhood. She stated it is important to preserve Wing Avenue. She stated the vision going up and down Wing is limited, traffic has already increased significantly and to add more cars can be dangerous. She stated they already have people drag racing and passing each other and to add more congestion is very concerning. She stated wildlife is important and to have these homes will displace the wildlife. She stated the wetlands are a part of this property. She stated there are a lot of trees that back up to Paris Park and Paris Park will back up to this property. Taking these trees are going to put those homes at risk for flooding through the wetland. She encouraged the commissioners to look at what changing the zoning could do. She stated she would like to preserve this last area of Kentwood that feels like the country and to make sure that the development fits. She stated she looked at the homes they are proposing, and they are so different than what is there now, they don't fit with the area.

Donna Edoff, 5497 Wing was present. She stated putting the development on Wing Avenue doesn't fit. She stated the City is ruining Wing Avenue. She stated when the street was done they took out a lot of trees, put in sewer and water and moved all of their wildlife out. She stated that there is a lot of traffic and they are speeding. She was concerned that the homes they will be build are starter homes and will be rotting away in 20 years.

Megan Bush, 5365 Wing Avenue was present. She echoed the other residents. She stated she has a 1960's house on this country road. She stated then here comes all these starter homes they don't fit with the neighborhood. She stated she has children and she is afraid of someone getting hit by adding more traffic. She stated the two lanes and no street lights she doesn't think can support the homes.

Jim Johnson, 5396 Wing was present. He stated he is afraid for the safety for the children walking to the bus stop. He has noticed an increase in traffic. He stated changing the

zoning and adding more houses would add more traffic. Keeping it zoned like it is will help maintain the larger lot size and the more open neighborhood that they share.

Motion by Kape, supported by Quinn to table the public hearing to the April 9, 2024 meeting.

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

VanderMeer stated there was discussion about opening up Breton Avenue and a chance that some of that traffic would be diverted to Breton once it gets completed. VanderMeer suggested making sure they contact and work with the neighbors before the public hearing.

Poyner stated some of the traffic issues exist without the development. If we don't change the zoning and a developer comes in as it is zoned it will be the same number of homes. Pung stated they were showing they can get 49 lots under R1-B. Poyner questioned if 15-20 more vehicles would change the amount of traffic and thinks this is something we have to consider.

Kape stated he thinks this is going to be a tough one for him.

Holtrop stated he is fine with 49 homes anybody can come in and build 49 houses. He stated anything above that he would not be in favor of because of lot sizes and the surrounding homes. He stated he would like the applicant to maintain the feeling the neighbors have out there already.

Paul Granzotto, 3338 Rivington Dr. Hudsonville, MI was present. He stated he is no longer going to develop the project, someone else is taking over. However, he will still be involved in the process and the listing of the homes.

Holtrop questioned if there are 3 access points. Adam Feenstra, with Feenstra and Associates was present. He stated they have access easements to allow people from any one of the cul-de-sacs to get to the large open space back there. Feenstra stated they have no intention on paving sidewalk or anything back there. If the residents want to take a walk through the nature, they have a way to get there legally.

Holtrop questioned if zero feet to the open space easement is typical. Pung stated we usually measure out setbacks from a property line. A home cannot encroach into the easements since it is supposed to be open to everybody. Holtrop stated he is alright with the concept of the plat, the layout just drop it down to 49 homes.

Quinn stated he would be in favor of the 49 homes to keep the character of the community.

Benoit stated 49 lots is fine with him. He stated when you rezone to a PUD it gives the commissioners a little more room to ask for things. Any developer can come develop 49 lots they don't have to ask for permission. He stated with the PUD the commissioners can get more in depth with the types of homes etc. He stated there is a little give and take with a PUD. Discussion ensued.

Jones stated she echoes Benoit. She stated if they build 49 homes anybody can come in and do it because that is what it is zoned for currently and the houses can be anything. She stated at least with the PUD the commissioners have some control. Jones stated in the memo it states the GVMC has an annual average daily traffic calculation for Wing Avenue north of 60th in 2023 and it was 3,790 vehicles average. She stated that also the City Engineer is calculating that the traffic volume is well below capacity.

Pung suggested the commissioners give the applicant guidelines of what they will be looking for as far as the elevations. Benoit stated some of the ones they are proposing just don't go with the neighborhood but some aren't bad. Benoit suggested going back to the drawing board and get the elevations to match the area more.

Granzotto stated the homes are based on the Pfeiffer Pines development, their lowest priced home was \$450,000 and the highest was \$561,000. He stated he was told that they should have different options. The average price to build a nice house is \$250 dollars a square foot. Discussion ensued. He stated he wanted to make sure that they had some opportunities if there was somebody that wanted to build. If some things are important to the City, this is why they did the PUD so that they would have some ability to control.

Poyner stated it is not about the cost, it is about the style. He encouraged the applicant to follow the standards that the City has, but also try to have a country feel. He stated the homes that he has proposed are dramatically different, a couple of them have a country feel and some do not.

Feenstra stated the intent was for more of an inspiration and guidelines as to what would fit size wise for the lots. He stated they can definitely include above and beyond the City's architectural requirements that they are proposing to adopt. He stated this is to make sure that the architectural elements are that country feel.

J. New Business

Motion by Benoit, supported by Holtrop, to set public hearing date of April 23, 2024, for: Case#9-24 – 44th Street and Walma Avenue Condominium Project - Rezoning of 4.95 acres of land from R3 Medium Density Residential to RPUD-1 High Density Residential Planned Unit Development and Site Plan Review located at the SE corner of 44th Street and Walma Avenue

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

1. Commissioners' Comments

Poyner had concerns of the snowplows coming down his street speeding going anywhere from 40-45 miles per hour. He is concerned about safety when a large truck is going through your neighborhood that fast.

Kape stated at Body Builders Collision on 44th Street, there has been a black car sitting in the parking lot for a long time. They now have another car that is missing the rear and the tires. He stated this place has become an eyesore

Holtrop stated it seems like all of our auto places have issues and questioned if anything has happened with the two on Patterson. Pung stated they will be coming in to pave the back area.

Benoit stated that this meeting will be his last meeting. He stated he will eventually be moving back to the east side of the State. He stated he has appreciated all the years he has served on the board with the commissioners and working with staff.

The commissioners thanked Benoit for all of his years of service and said he will truly be missed. It has been a pleasure having him on the commission with all of his expertise.

Jones stated Dykstra's on Stauffer has rv's stored behind the building some are wrapped in tarps. Jones stated also Dystra's on 44th Street we told them that because they are an entryway to our City we had high expectations how they would maintain that property and there are cars parked outside all the time along Patterson and 44th Street.

Jones stated she would like a proactive discussion be held with Lowes about maintaining the fire lane access and not having so much merchandise in the back and along the sides.

2. Staff's Comments

Staff offered no additional comments

L. Adjournment

Motion by Commissioner Benoit, supported by Commissioner Jones, to adjourn the meeting.

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

Meeting adjourned at 8:50pm

Respectfully submitted,

Ed Kape, Secretary



**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
ARIL 9, 2024**

PROJECT: Heyboer Acres 2 Preliminary Plat

APPLICATION: 7-24

REQUEST: Preliminary Plat Approval and Final Site Plan Review of a 42-lot subdivision

HEARING DATE: March 26, 2024

RECOMMENDATION: **Motion by Holtrop, supported by Poyner, to recommend to the City Commission conditional approval of the preliminary plat and final site plan for Phase 2 of the Heyboer Acres Plat as depicted on the site plan dated 1/17/2024 and as described in Case No. 7-24. Approval is conditioned on conditions 1-3 and basis points 1-3 as described in Golders memo dated March 19, 2024.**

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

CONDITIONS:

1. Approval of the site plan by the Kentwood City Engineer and Fire Marshal.
2. Street trees shall be provided along all streets as required by Chapter 19 of the Zoning Ordinance. Sidewalks shall be provided on both sides of all streets within the development.
3. Approval by the City Engineer of the deed restrictions proposed related to the maintenance of detention areas within the site.

BASIS:

1. Street trees and sidewalk are required by the Kentwood Zoning Ordinance and Subdivision Control Regulations.

2. Section 78-123 c of the Kentwood Code of Ordinances states that turf maintenance within a stormwater detention easement is the responsibility of the owner whose property includes the easement. The expectations of the city with respect to the turf maintenance within detention ponds must be made clear in the deed restrictions for this phase.
3. Discussion at the work session and public hearings.

Collier, Monique

From: Golder, Lisa
Sent: Thursday, April 04, 2024 3:17 PM
To: Collier, Monique
Cc: Schweitzer, Terry
Subject: Fw: [EXTERNAL]Breton Ravines

Hi Monique:

Forwarding Dan Lara els email to table so we can get it in the packet.

From: Dan Larabel <dlarabel@allenedwin.com>
Sent: Thursday, April 4, 2024 9:53 AM
To: Golder, Lisa <GolderL@kentwood.us>
Subject: RE: [EXTERNAL]Breton Ravines

This is my request to table the Breton Ravines PUD to the April 23, 2024 planning commission meeting.

Dan Larabel
Land Manager
Allen Edwin Homes
O: 616-878-1748 x428
M: 616-450-4631
dlarabel@allenedwin.com

From: Golder, Lisa <GolderL@kentwood.us>
Sent: Thursday, April 4, 2024 9:40 AM
To: Dan Larabel <dlarabel@allenedwin.com>
Subject: Re: [EXTERNAL]Breton Ravines

Can you send me an email asking to table the request until April 23rd?

From: Dan Larabel <dlarabel@allenedwin.com>
Sent: Thursday, April 4, 2024 9:29 AM
To: Golder, Lisa <GolderL@kentwood.us>
Subject: RE: [EXTERNAL]Breton Ravines

We will shoot for the April 23 meeting.

Dan Larabel
Land Manager
Allen Edwin Homes
O: 616-878-1748 x428
M: 616-450-4631
dlarabel@allenedwin.com

From: Golder, Lisa <GolderL@kentwood.us>
Sent: Wednesday, April 3, 2024 3:12 PM



Memorandum

To: Planning Commission

CC:

From: Joe Pung
pungj@kentwood.us

Date: April 3, 2024

Re: Recommendation to Table Case 08-24

Staff is recommending tabling action on Case 08-24 to April 23, 2024.

- Site distance was identified as a concern at the prior meeting. The applicant has submitted information stating that the minimum site distance requirements are met. The Kentwood City Engineer has not had the opportunity to review the information relating to site distance requirements.
- Concerns were raised regarding accidents and speeding. A request has been made to the Kentwood Police Department for information on accidents and speeding along Wing Avenue.
- The applicant has submitted revised building elevations and a revised draft PUD Agreement with additional requirements. The number of lots on the plan remains at fifty-seven (57).

To address concerns that were raised related to building architecture, that applicant has included the following requirements with the draft PUD Agreement:

- Each home shall follow the current draft architectural regulations for the city and incorporate one additional design element or sub-element from the draft regulations.
- Each home shall have a minimum finished living area of 1,200 square feet.
- Each home shall use five (5) of the following eight (8) elements:
 - a. Gabled roof.
 - b. Dormers.
 - c. Porches at least 6' deep and 12' wide.
 - d. Natural stone or wood accents.
 - e. Chimneys.
 - f. Window shutters.
 - g. Cedar shake or board and batten siding elements.
 - h. Symmetrical double hung windows.

The following documents are attached:

- Revised draft PUD Agreement.
- Draft architectural standards.
- Sample building elevations.
- Example of homes in Pfeiffer Pines.
- Proposed site plan.
- R1-B parallel plan.

Pung, Joe

From: Adam Feenstra <Adam@feenstrainc.com>
Sent: Tuesday, April 02, 2024 3:37 PM
To: Pung, Joe
Subject: RE: Case 08-24 Status
Attachments: House Plans 04022024.pdf; Pfeifer Pines Examples.pdf; PUD DEVELOPMENT AGREEMENT 04022024.pdf; Hope Haven 50 Lot R1-B Parallel Plan.pdf; Hope Haven PUD 040224.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Joe,

Attached are some updated documents for our PUD proposal.

1. We've made a few changes to our hose plan list. We removed a few that didn't match the country style some of the commissioners were looking for. We also added a few more that we thought met that architectural desire. We've also got some sketches for lots 1-4 that showcase the style of house that can fit on those lots.
2. We did a little research on some of the homes in Pfeifer Pines. The homes are missing some of the architectural cues that we are calling out in the PUD agreement, so we didn't want to include them in our example house plans, but they do give a good idea of the size, quality level, and price point we are shooting for.
3. An updated PUD agreement that adds in those "country style" architectural requirements and adds a requirement for a 5th element or sub-element from the draft Kentwood architectural standards.
4. An updated parallel plan. This is essentially the sketch I sent you a few days ago with many more details added in. I also tried to list out all the benefits the PUD gives right on this plan.
5. An updated PUD plan. The only changes are to some on the "Requirement" notes.

Respectfully,
Adam Feenstra
Feenstra and Associates, Inc.
(616) 457-7050
www.feenstrainc.com

DRAFT PUD AGREEMENT

PUD DEVELOPMENT AGREEMENT

This PUD Development Agreement (the "Agreement") is executed this day of _____ 2024, between the **City of Kentwood**, a Michigan municipal corporation, who's address of is 4900 Breton Avenue S.E. P.O. Box 8848 Kentwood Michigan 49518-8848 and shall be known as (the "City") and 5632 Wing Ave LLC, a Michigan limited liability company, the address of which is 55 Campau Ave NE, Ste 300, Grand Rapids, MI 49503.

BACKGROUND

- A. The Developer. The Developer is 5632 Wing Ave LLC this can be converted through another accepted LLC.
- B. Property. The Developer has an interest in approximately 29.51 acres of real property located on Wing avenue and between 60th St. and 52nd St. in the City of Kentwood, Kent County, Michigan (the "Property"), is described as:

That part of the Northeast 1/4 and Southeast 1/4 of Section 34, T6N, R11W, City of Kentwood, Kent County, Michigan, described as: Beginning at the East 1/4 corner of said Section; thence S00°06'49"E 598.54 feet along the East line of the Southeast 1/4 of said Section to the North line of the South 22.00 acres of the Northeast 1/4 of the Southeast 1/4 of said Section; thence N88°15'29"W 1329.76 feet along said North line to the West line of the Northeast 1/4 of the Southeast 1/4 of said Section; thence N00°00'55"E 176.93 feet along said West line; thence S88°15'29"E 240.00 feet; thence N00°00'55"E 380.00 feet; thence N88°15'29"W 240.00 feet to the West line of the Northeast 1/4 of the Southeast 1/4 of said Section; thence N00°00'55"E 44.30 feet along said West line to the Center of Section; thence N00°07'51"W 37.00 feet along the West line of the Northeast 1/4 of said Section to the North line of the South 37.00 feet of the Northeast 1/4 of said Section; thence S88°08'37"E 479.26 feet along said North line to the East line of the West 478.50 feet of the Southeast 1/4 of the Northeast 1/4 of said Section; thence N00°07'51"W 622.48 feet along said East line to the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section; thence S88°05'47"E 851.77 feet along said North line to the East line of the Northeast 1/4 of said Section; thence S00°11'06"E 658.80 feet along said East line to the Point of Beginning. Contains 29.51 acres.

- C. Current Zoning. The Property is currently zoned R1-B.
- D. Request. Developer is requesting the Property be rezoned to a RPUD-2 Detached Residential Planned Unit Development.

E. Description of Project and Architectural Features.

1. The Developer will record all related documents as a Site Condo. The Project will include 57 lots (the "Units"). Each Unit will be eligible for separate ownership.
2. The current draft architectural regulations for the City of Kentwood shall be followed and are attached to this agreement for reference. One additional design element or sub-element from the draft regulations shall be required for all houses in the development for a total of 5 elements.
3. In addition to the draft architectural regulations a minimum of 5 of following 8 elements shall be used in each house to create a cohesive "country style" development that co-ordinates with the existing houses in the area. Elements from this list that are also part of the draft architectural regulations for the City of Kentwood may count towards both requirements.
 - a. Gabled roof
 - b. Dormers
 - c. Porches at least 6' deep by 12' wide
 - d. Natural stone or wood accents
 - e. Chimneys
 - f. Window Shutters
 - g. Cedar Shake or board and batten siding elements
 - h. Symmetrical double hung windows
4. Each dwelling unit shall have a minimum finished living area of 1,200 square feet of floor area, with a minimum of 800 square feet on the main floor.
5. Each dwelling unit shall be set back a minimum of 20 feet from the front property line. Each garage (attached or detached) shall be set back a minimum of 35 feet from the front property line. Side yards shall be a minimum of 5 feet with no less than 12 combined side yards. Rear yards shall be 30 feet to the property line and 0 feet to the open space easement.
6. Sample houses have been submitted with this PUD agreement. These houses generally meet the draft architectural regulations but may require some minor modifications to be fully compliant. In addition these houses are not meant to be exact representation of what will be built on each unit but are meant to provide a starting point for builders to determine what they can construct on these units.

F. Walkability. A sidewalk will be required to be installed by the builder on all street frontage.

G. Open Space Features

1. The Project clusters the Units. As a result, open space is included with the lots to preserve the natural beauty of the environment. All reasonable efforts will be made to preserve trees that are already existing except if they are necessary to construct the infrastructure, the Units and yards.
2. The open space easements encompasses the environmentally sensitive areas of the site (wetlands, floodplain, ect.), the stormwater detention infrastructure, and several large areas of forested land. There are two open spaces. The small open space on the south edge of the development strictly covers sensitive areas and will not have public access easements. The larger open space around the North and East portions of the development will have an access point at the end of each culdesac down one of the lot lines.
3. The public access for the larger open space shall be restricted to pedestrian (walking) access only, no bikes, ATVs, or other recreational vehicles will be allowed. The public access will be restricted to residents of the development.

H. In Relationship to the Master Plan. The Project meets and exceeds the goals of the City Master Plan through clustering the lots while preserving the beauty of the open space through the use of a planned unit development. The Project is neighbored by very low density residential uses to the east and low density residential uses to the south. The area is master planned for low residential which would allow for up to four Units per acre. The Project would allow for a density of 2.53 units per acre. This plan meets or exceeds the minimums for development and will allow for increased property values in the area. The Project will also provide nicely designed Units providing quality homes with multiple builders allowing for a variety of different plans and diversity of construction.

AGREEMENT

Now, therefore, the parties state and agree as follows:

1. Compliance with Laws, Ordinances, Permits. Developer agrees that, if Developer develops the Project, Builders shall construct, install, and operate the Project in accordance with approvals that are received from governmental entities with applicable jurisdiction. In constructing the Project, Developers 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 of Kentwood Zoning Ordinance.
2. Compliance with City Approvals. Without limiting the provisions of paragraph 1, the Developer agrees that, if Developer develops the Project, All builders 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. Developer acknowledges and agrees that Developer will not seek variances from the Zoning Board of Appeals in connection with the PUD plan, but Developer may seek variances through other available processes (e.g., approved modification of PUD plan) once the Project is constructed.
3. Public Utilities. Developer agrees that, if Developer develops the Project, Developer shall provide public electricity, telephone, gas, water and sanitary sewer service ("Public Utilities") as shown on the Site Plan. In such 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.
4. Deviations. The Project will contain no deviations from the City of Kentwood Zoning PUD requirements
5. Sidewalks. Developer agrees that, if Developer develops the Project, public concrete sidewalks shall be constructed, at the builders sole expense, within all public rights- of-way to City specifications and in compliance with City ordinances, unless otherwise shown on the Site Plan.
6. Tree Preservation and Planting. Developer agrees that, if Developer develops the Project, Developer shall preserve all trees and woodlands indicted on the Site Plan.
7. Stormwater. Developer agrees that, if Developer develops the Project, Developer will grade the Property to drain stormwater to a retention/detention pond located within the Project or as otherwise approved by the City.
8. Open Space. Developer acknowledges and agrees that depending on the plan accepted by the city there is at least twenty-five percent (25%) of the land within the Project will be preserved as open space.

9. Violation of Agreement. 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.

10. Amendment. This Agreement may only be amended in writing, signed by the City and the Developer or Developer's successor or assigns.

11. 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. Upon the transfer of title to all of the Property by the Developer or any successor in title, the acquiring party shall be deemed to have acquired all of Developer's (and such transferor's) rights and assumed all of the Developer's (and such transferor's) obligations described herein, and the Developer (and any subsequent transferor) shall automatically be relieved of any further liability under this Agreement.

12. Miscellaneous

(a) Severability. The invalidity or unenforceability of any provision of this Agreement shall not affect the enforceability or validity of the remaining provisions and this Agreement shall be construed 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 certified mail, return receipt requested, or personal delivery to the address first above given. Either party may modify its notice address or modifying purchasing LLC 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.

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

CITY OF KENTWOOD

Stephen Kepley, Mayor

Dan Kasunic, Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

On this _____ day of _____, 2024, before me a Notary Public, personally appeared Stephen Kepley and Dan Kasunic, the Mayor and Cloer, respectively, of the City of Kentwood, a Michigan municipal corporation, who, being first duly sworn, did say they signed the document on behalf of the City.

Notary Public,
Kent County, Michigan
My Commission Expires: _____

{Additional signature on next page}

5632 WING AVE LLC

By: _____

Its _____

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

On this _____ day of _____, 2024, before me a Notary Public, personally appeared _____, the _____, of 5632 Wing Ave LLC, a Michigan limited liability company, who, being first duly sworn, did say they signed the document on behalf of the company.

Notary Public,
Kent County, Michigan
My Commission Expires: _____

Drafted By/Return To:

Carson Galloway
5632 Wing Ave LLC
55 Campau Ave NE, Ste 300
Grand Rapids, MI 49503

DRAFT ARCHITECTURAL STANDARDS

SECTION 1.02 PURPOSE

The fundamental purpose of this ordinance is to promote and safeguard the public health, safety, prosperity and general welfare of the people of this City.

The provisions of this Ordinance are intended, among other things, to encourage the use of lands, waters, and other natural resources in the City in accordance with their character and in a reasonable manner; to limit the improper use of lands and resources; to eliminate nonconforming uses; to reduce hazards to life and property; to provide for orderly development within the City; to avoid overcrowding of land with structures or buildings; to provide adequate light, air and health conditions win dwellings and buildings hereafter erected or altered; to protect the prosperity and economic interests of the city, taxpayers, and property owners; to ensure that the built environment in the city is durable and sustainable; to encourage redevelopment efforts within the city; to manage the impact on the public roads and streets resulting from development; to protect and conserve natural recreational areas, residential and other areas naturally suited to particular uses; to facilitate the establishment of an adequate and economic system of transportation; sewage disposal, safe water supply, education, recreation and other public requirements; to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and properties.

SECTION 3.22 REGULATIONS APPLICABLE TO ALL RESIDENTIAL DWELLINGS

The following provisions shall not apply to dwellings located in manufactured home communities or Form Based Code districts. Provisions specific to a particular housing type shall apply in addition to the general provisions applicable to all housing types contained in Part B.

A. The purpose and intent of these provisions is:

1. To create neighborhoods that are safe, livable, attainable, and sustainable, and create a sense of community for Kentwood's varied households. Each home contributes to a neighborhood's context. Building placement, design, and parking location are all components that affect how walkable and safe a neighborhood is for children, the elderly, and the general community. Front porches, windows, and entries provide "eyes on the street" that contributes to the safety and security of a neighborhood.
2. Many of the following provisions have been used within residential Planned Unit Developments but were not formally codified as general provisions. The intent of codifying these rules is to increase transparency in the development process, provide greater predictability for the development community, and increase consistency in decision-making.
3. It is recognized that not every home and building site is the same. To that end, these provisions seek to provide flexibility for builders, homeowners, and City staff by instructing where administrative departures may be granted in lieu of the need for a zoning variance process.

4. It is recognized that the Building Code regulates appropriate construction materials to be used in residential construction. That Code, however, does not consider how all the various components contribute to building a neighborhood and a community. It is expected that materials will be compatible in character and scale with the structure on which it is being installed, have no visible fasteners, and be uniform in type and appearance. Installation according to the manufacturer's specification of durable building materials that do not result in warping or buckling, cracking, molding, fading, or oil canning is expected in simple configurations with solid craftsmanship.

B. All housing types. These general provisions are applicable to all housing types.

i. Transparency.

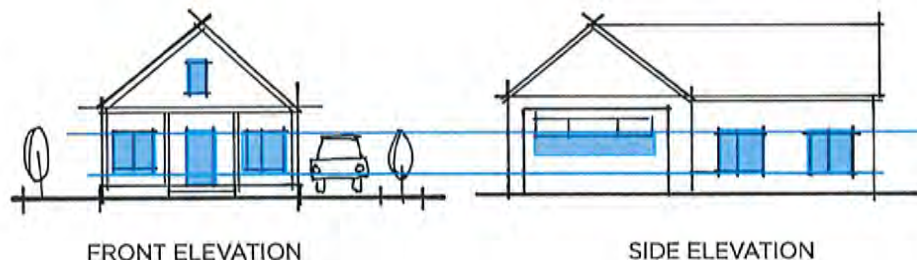
- a. Residential dwellings shall have windows on the front walls and side walls of the structure which face a street. The size and placement of windows on the facade shall be generally consistent.

- i. For all residential dwellings at least ~~ten percent (10%)~~ twelve percent (12%) of the area of the front façade shall consist of clear glass windows and may include the primary entrance door, which permit a view from the dwelling to the street. Garage door windows may count towards the percentage.

If the front façade of the residential dwelling has between 10%-12% clear glass windows, an additional design element must be provided from the list provided in Section 2.22 B. The design element must be provided in addition to the 4 required in Section 3.22 B.

If the front facade of a residential dwelling has less than 10% clear glass windows, an additional two design elements must be provided, selected from the list outlined in Section 3.22 B. The 2 design elements shall be in addition to the 4 design elements required in Section 3.22 B.

- ii. At least three (3) windows with a minimum of six (6) square feet each are required on side walls (those adjoining the front façade) that face a street.



- iii. Lightwell facades shall have twelve percent (12%) minimum clear glass between the finish floor line of the lightwell and the finish floor line of the first floor.

- iv. Administrative Departures. The following shall be eligible for an administrative departure request:
 - a. Side wall transparency for single-story dwellings where it is determined that the standard cannot be met due to the interior design of the dwelling.
 - b. Placement is limited by the presence of a garage. If the garage is facing the street, a departure cannot be provided to the facade.
 - c. Building code requirements make adherence to this requirement infeasible.

2. Exterior Materials.

- a. Exterior cladding may consist of brick, stone, vinyl or aluminum siding, glass, fiber cement siding, wood lap, stucco, or decorative split-faced block.
- b. EIFS shall only be used for building accents.
- d. Where more than one (1) façade material is proposed, the heavier material in appearance shall be incorporated below the lighter material (e.g. masonry below siding).
- e. Administrative Departure. Other materials of equivalent or better quality, including high quality synthetic material, may be approved, if determined appropriate for the building, site, and area with an approved sample and examples of successful, high quality local installations.

3. **Design Elements.** ~~The intent of this Section is to encourage the use of various design elements on residential lots and structures to create visual interest and support walkable neighborhoods. A menu of design elements applicable to all residential zone districts is provided. A minimum of four (4) elements or sub-elements from the menu are required. Implementation of these design elements should demonstrate thoughtful design; considering scale, symmetry, balance, and compatibility.~~

Design Elements. The intent of this Section is to encourage the use of various design elements on residential lots and structures to create visual interest and support walkable neighborhoods. The menu of design elements is intended to provide a variety of choices for potential design compositions. A number of the design elements represent a standard of quality and durability that can decrease future maintenance responsibilities for the homeowner or limit deterioration of the exterior of the home(s). It is also the intent of this Section to maintain the affordability, livability, and safety of housing in the City. A minimum of four (4) elements or sub-elements from the menu are required. Implementation of these design elements should demonstrate thoughtful design; considering scale, symmetry, balance and compatibility.

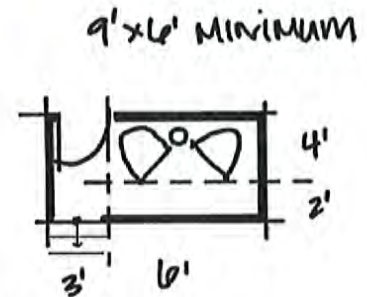
A minimum of one (1) design element must be different among adjacent detached dwelling units, or for each multi-family building. Landscaping and front porches shall be exempted from this requirement.

a. Landscaping.

- i. Three (3) trees measuring 2.5" caliper or greater on the lot. A minimum of five-hundred (500) cubic feet of soil volume shall be provided per tree. Retained trees on the property can be credited towards this option.
- ii. Planted landscape area/s of a minimum of one hundred fifty (150) square feet in the front yard.
- iii. A sod grass lawn provided in the front, back, and side lawn.

b. Front Porch.

Front porch, as defined in Chapter 2, not including steps, that is at least five (5) six-(6) feet in depth to provide for usable seating and circulation, and is at least one-third (1/3) the width of the front façade of the residential structure (not including the garage) but in no case is it less than nine (9) feet wide.



c. Structural Modifications.

- i. Dormers, the placement of which is balanced with the dwelling's façade.
- ii. Room bump-out (e.g. sunroom, bay window, etc.) on the façade of the building with a minimum depth of two (2) feet.
- iii. Dwelling is designed and constructed to meet the Type B Unit accessibility requirements of the ANSI A117.1 standard.

d. Windows and Window Detailing.

- i. Increased transparency of fifteen percent (15%) ~~twenty-percent (20%)~~ or higher on front façade.
- ii. Exterior trim not less than three (3) inches in width.
- iii. Shutters that are one-half the width of the window on each side and of a high-quality material that will not fade or peel.
- iv. Other enhancements, such as awnings.

e. Roof Detailing.

- i. Eaves with a minimum of twelve-inch (12") overhang on all eaves.
- ii. Exterior soffit detailing such as brackets, moldings, or changes in materials.
- iii. Gable end (rakes) with a minimum eight-inch (8") overhang on all gable ends.
- iv. Eavestroughs with downspouts.

f. Materials.

- i. Brick, stone, or other decorative materials used on the façade of the building and wrap the sides of the structure with the same materials for a depth of at least two (2) feet.
- ii. Hardie Plank/fiber cement siding.
- iii. Metal siding, roofing, or paneling of 24 gauge or better with no visible fasteners. Any change in profile is non-corrugated and has a minimum rib depth of 1-inch.

- iv. A change in exterior building materials used as an accent on the façade of the building.

g. Columns

- i. Porch columns of 8 inches or more with a substantial base and capital.

Administrative Departures: The Zoning Administrator may accept alternative options that meet the intent of this provision to increase the visual diversity of residential structures within a neighborhood.

- C. **Detached single-family.** A detached single-family dwelling and any additions or alterations thereto, shall meet the requirements of this Section in addition to all other regulations of this Chapter.

- i. **Garages.** The following provisions shall apply to provide safe, unobstructed pedestrian through-movement on sidewalks, encourage the visibility of street activities from dwellings, ensure sufficient space for the parking of vehicles to avoid front-yard parking and street congestion, and reduce the visual dominance of garages and parking in neighborhoods.
 - a. For the purposes of this Section, the garage setback shall be considered independently from that of the residential dwelling.
 - b. Garages that are accessed through the front yard shall be placed a minimum of thirty-five (35) feet from the front lot line or from the edge of the right-of-way easement for private streets. Administrative departures for private roads may be approved by the Zoning Administrator.
 - c. Where garages are rear-loaded, off an alley or common drive through a rear yard, the minimum distance from the face of the garage to the edge of pavement is fifteen (15) feet.
 - d. The placement and size of attached garages shall be determined by the following:
 - i. Attached garages cannot exceed 50% of the total width of the front façade of a dwelling unit. Attached garages that are set back at least 15 feet behind the front of the dwelling unit are permitted and shall not be counted against front façade calculations.
 - ii. Garages that comprise 50% or less of the front façade of the dwelling may align with the front façade.
 - iii. Attached garages comprising 35% to 50% of the total width of the front facade may project up to 8 feet 5-feet forward of the front of the dwelling unit, or up to 10 feet forward of the front of the dwelling unit if a front porch is provided in compliance with Section 3.22.B.3.b. Front yard setbacks still apply.
 - iv. Attached garages that are 33% or less of a dwelling unit's front facade may be placed fully forward of the dwelling unit.

e. Where a third, single garage stall is desired, it shall be located at least two (2) feet behind the main façade of a two-stall garage. A third, single garage stall set back more than 5' shall not count toward the width of garage for the for the purposes of determining compliance with Section 3.22 C.1.d.

f. Administrative Departure. An administrative departure may be granted where seventy-five percent (75%) of existing dwelling units within three hundred (300) feet on the same block have a dwelling to garage façade ratio that does not meet the above requirements.

ii. If the dwelling unit was transported to the building site, all wheels, axles, and towing devices shall be removed from the dwelling unit once placed on the lot.

D. **Attached single-family, duplexes, and multi-family.** Attached single-family dwellings, duplexes, and multi-family dwellings (3 or more units) and any additions or alterations thereto, shall meet the requirements of this Section in addition to all other regulations of this Chapter.

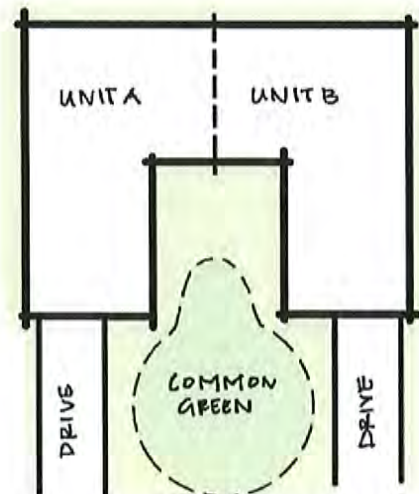
1. **Parking Areas, Garages, and Carports.**

a. Garages for duplexes are not allowed to be placed in the center of the front façade. Drive areas shall be separated to allow for a common green. A circular drive may be permitted for access management purposes.

b. For multi-family developments unenclosed parking areas and freestanding parking structures (detached garages or carports) shall not occupy more than thirty percent (30%) of any public street frontage.

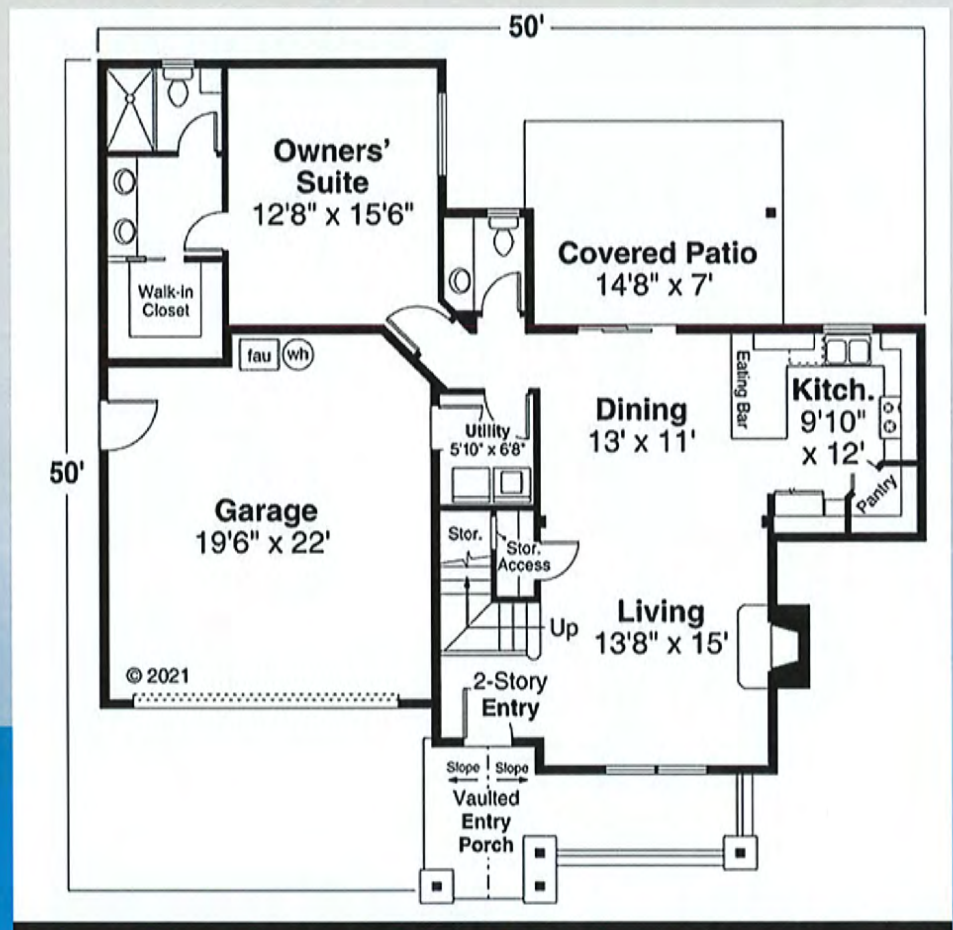
c. For multi-family developments parking areas visible from the public street shall be sited to be perpendicular to the street to reduce visual impacts on the streetscape.

d. Administrative Departure. An administrative departure may be granted to allow up to fifty percent (50%) of unenclosed parking areas or to adjust parking area



orientation along a street frontage when a dense year-round landscape screen is provided.

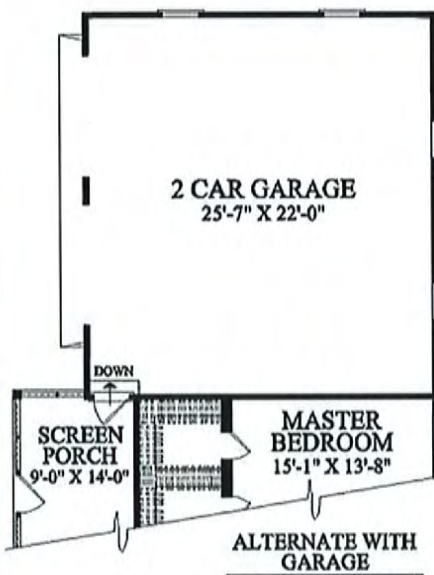
SAMPLE BUILDING ELEVATIONS



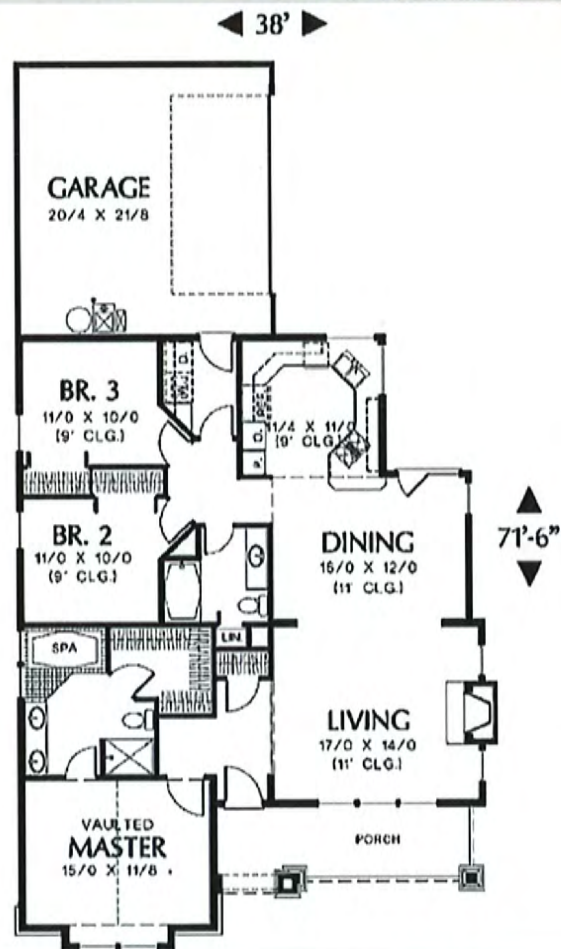
Width: 47' 2"

Sq Ft: 1780

Est cost: \$565k

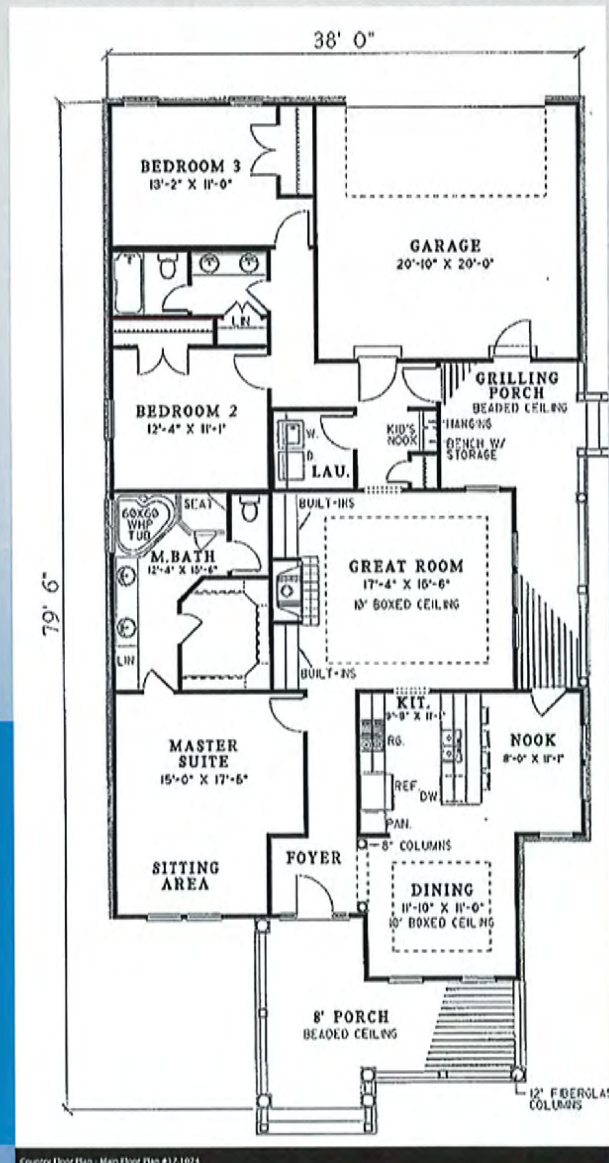


Width: 36'
Sq Ft: 1381
Est cost: \$423k



Craftsman Floor Plan - Main Floor Plan #48-268

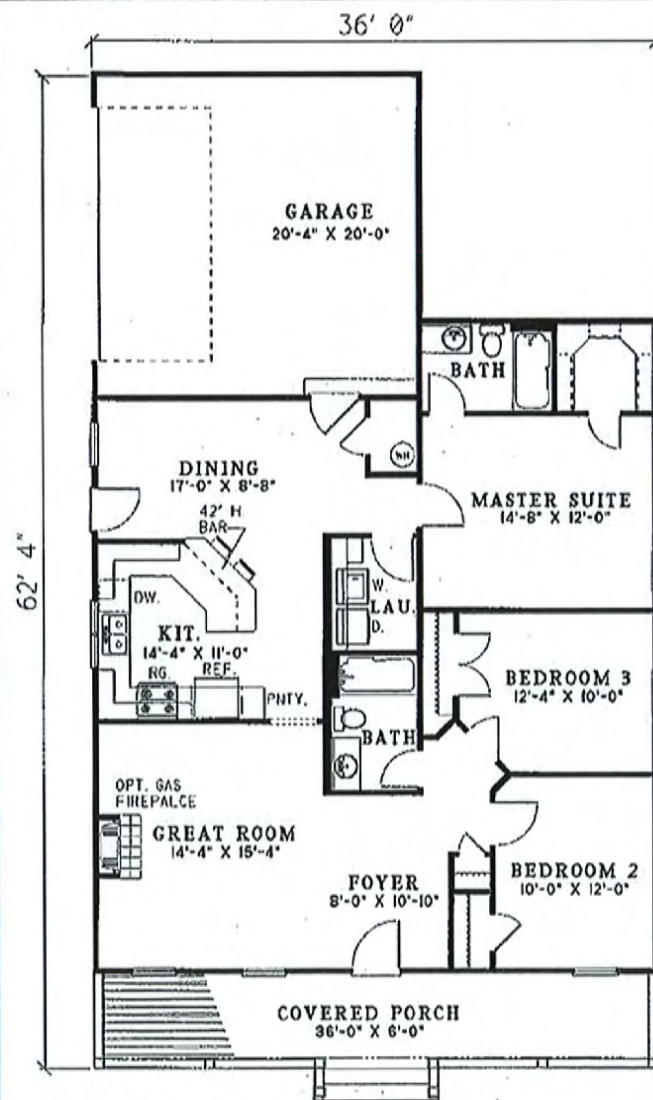
Width: 36'
Sq Ft: 1520
Est cost: \$490k

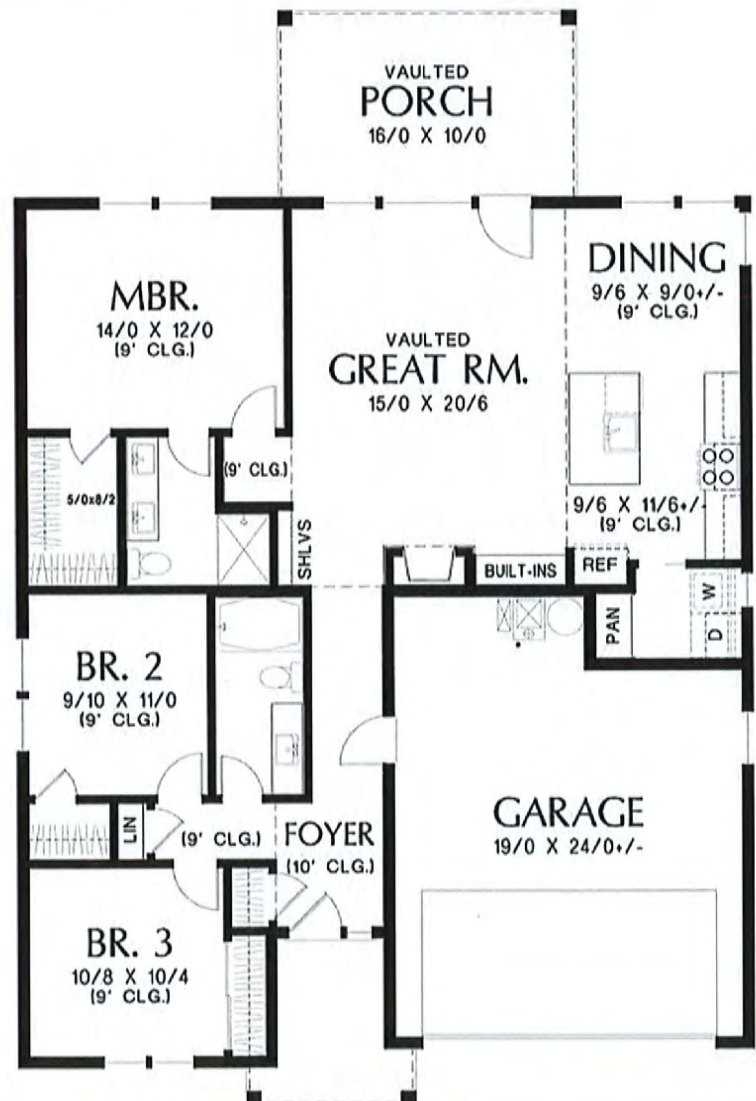


Width: 34'
Sq Ft: 1848
Est cost: \$537k



Width: 36'
Sq Ft: 1348
Est cost: \$437k

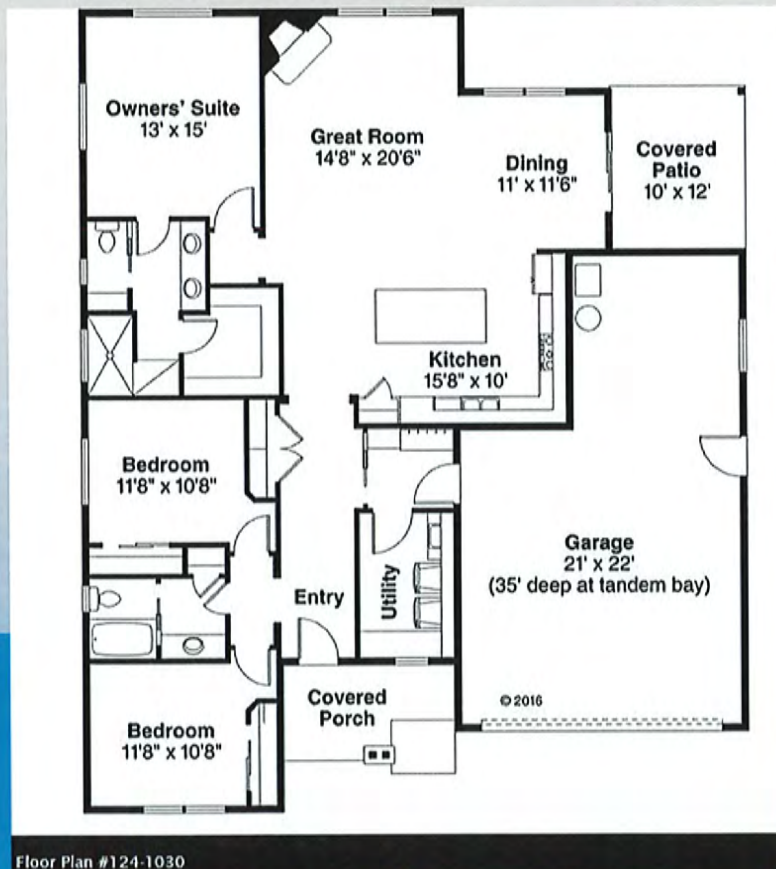




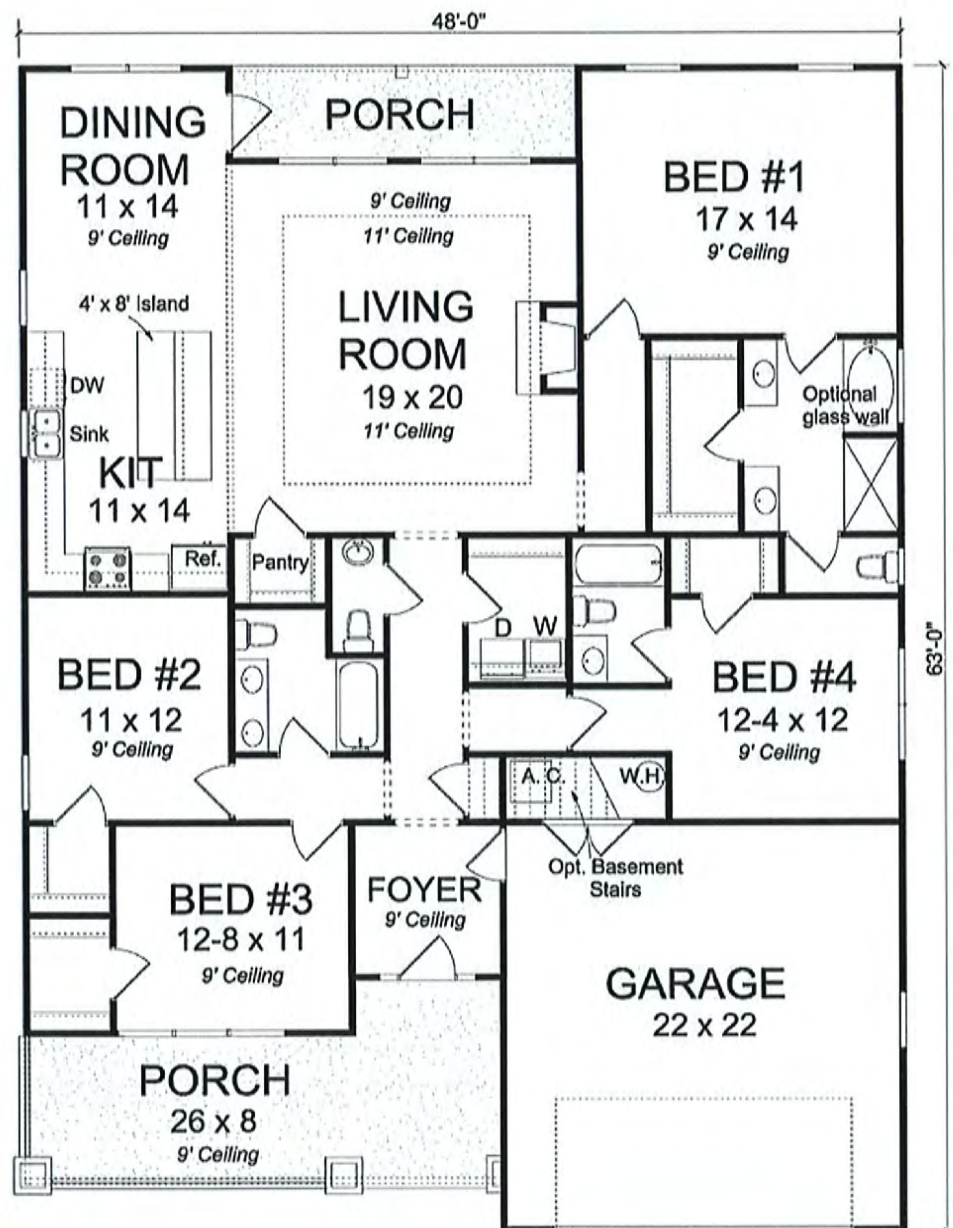
Width: 38' 6"
Sq Ft: 1373
Est cost: \$445k



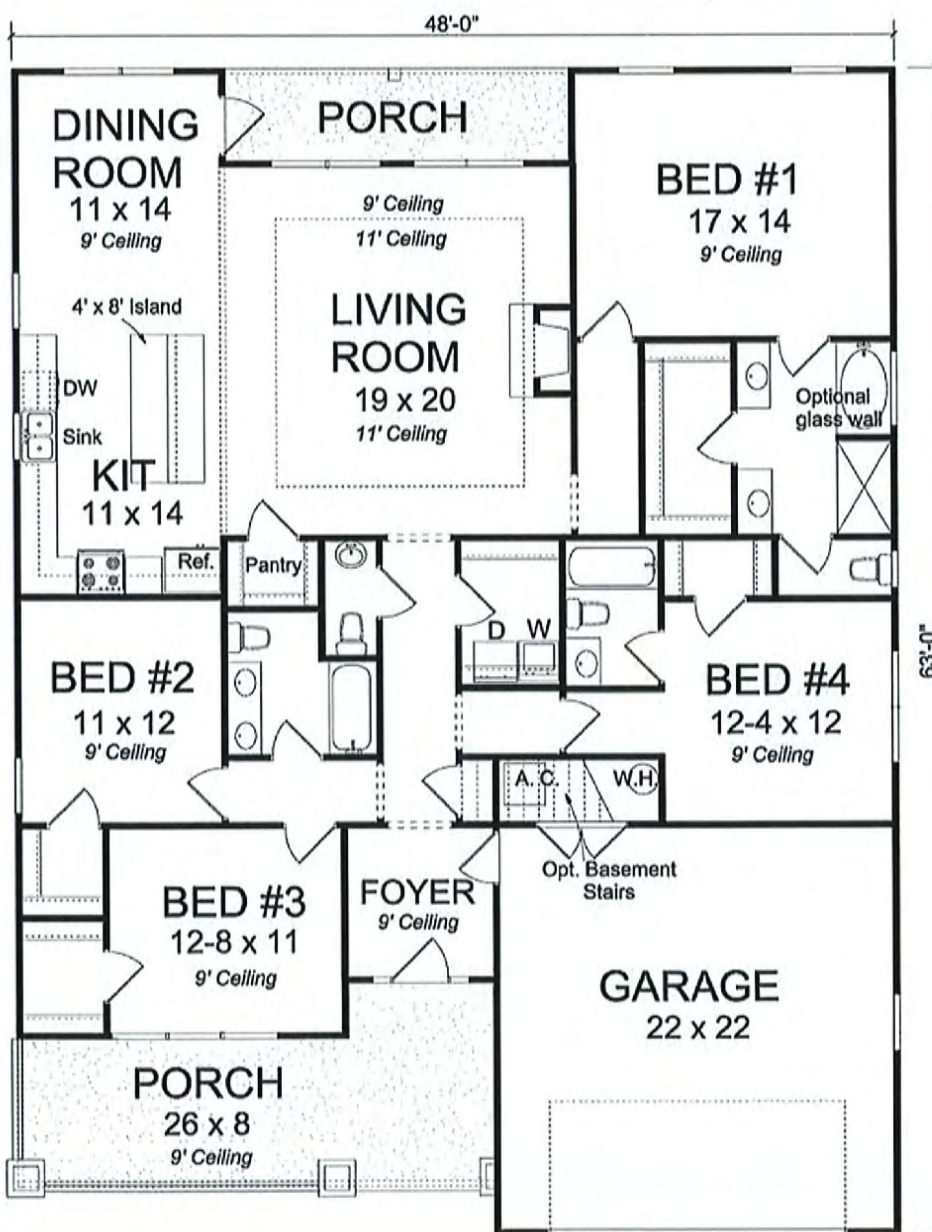
Width: 38'
Sq Ft: 1883
Est cost: \$545k



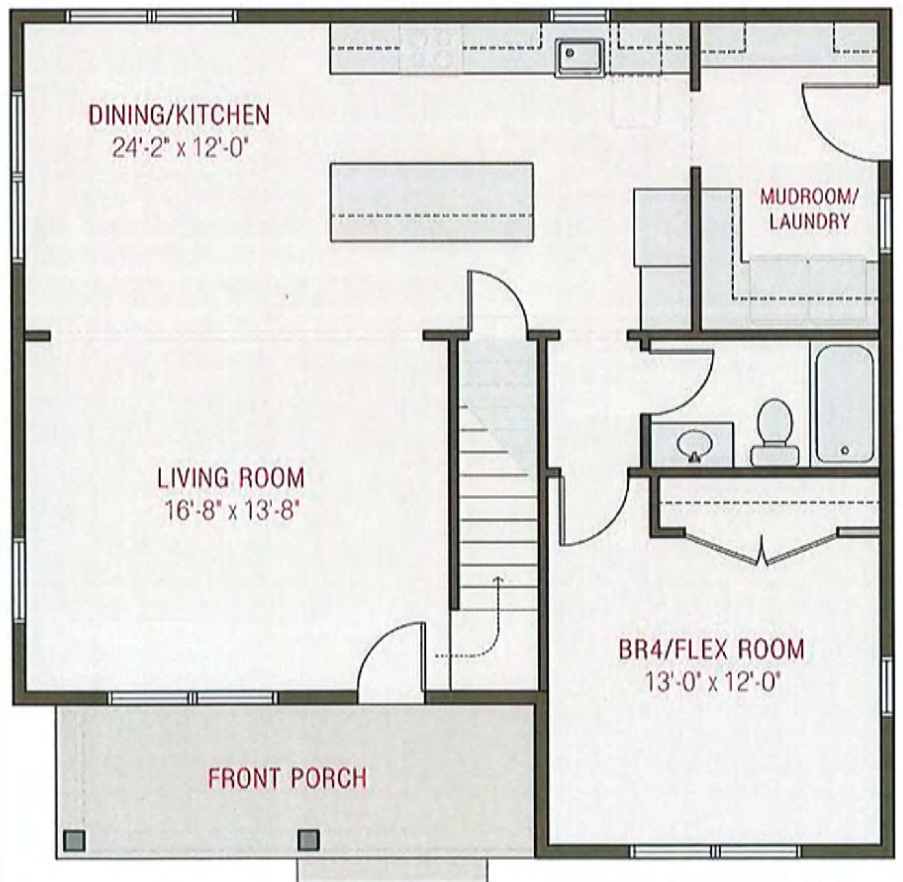
Width: 49' 8"
Sq Ft: 1819
Est cost: \$537k



Width: 48'
Sq Ft: 2107
Est cost: \$537k

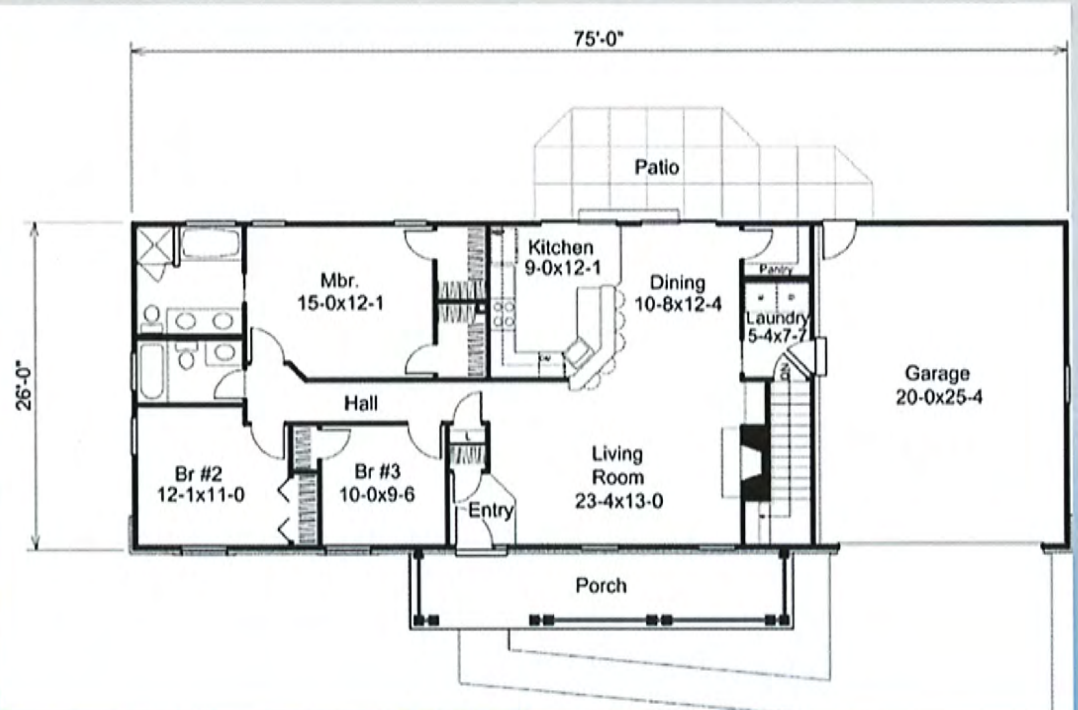


Width: 46'
Sq Ft: 1531
Est cost: \$482k



© HOME PATTERNS LLC

Width: 34' 6"
Sq Ft: 2010
Est cost: \$525k



Width: 62'

Sq Ft: 1,420

Est cost: \$456,500 w/ land

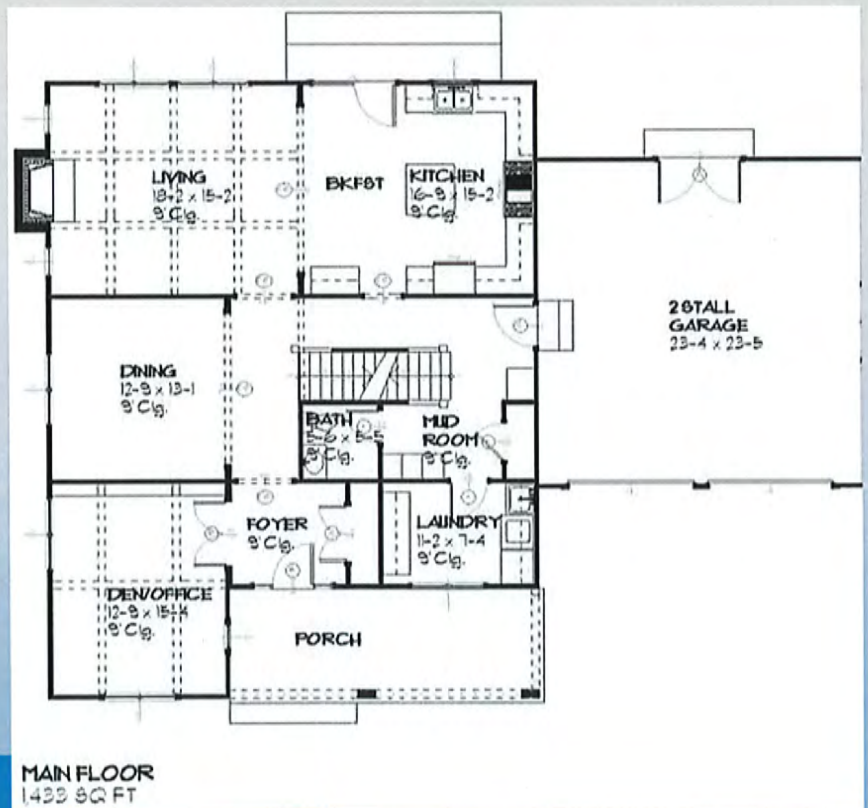


Width: 48'

Sq Ft: 1,556

Est cost: \$489k W/Land

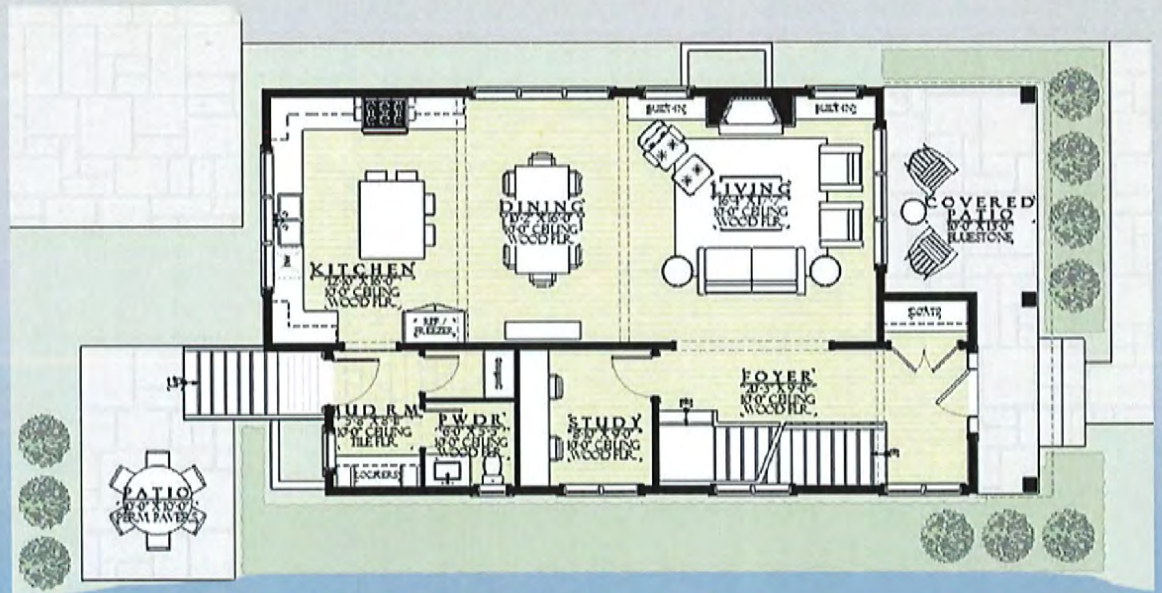
Builder: JTB



Width: 60'

Est. Sq Ft: 1,433 (main floor)

Est cost: \$550k w/ land



Width: 30'

Sq Ft: 1,500

Est cost: \$400,000 w/ land



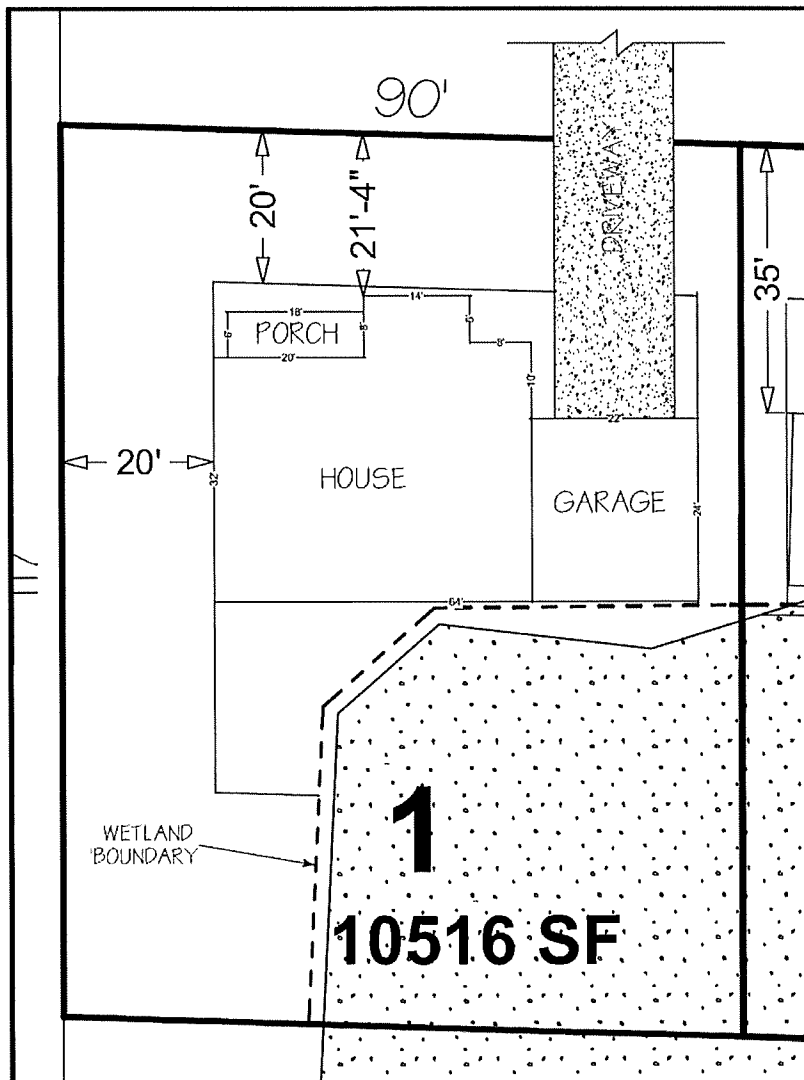
Width: 30'

Est. Sq Ft: 1,262 (main floor)

Additional 500 sq ft upstairs

Est cost: \$445k w/ land

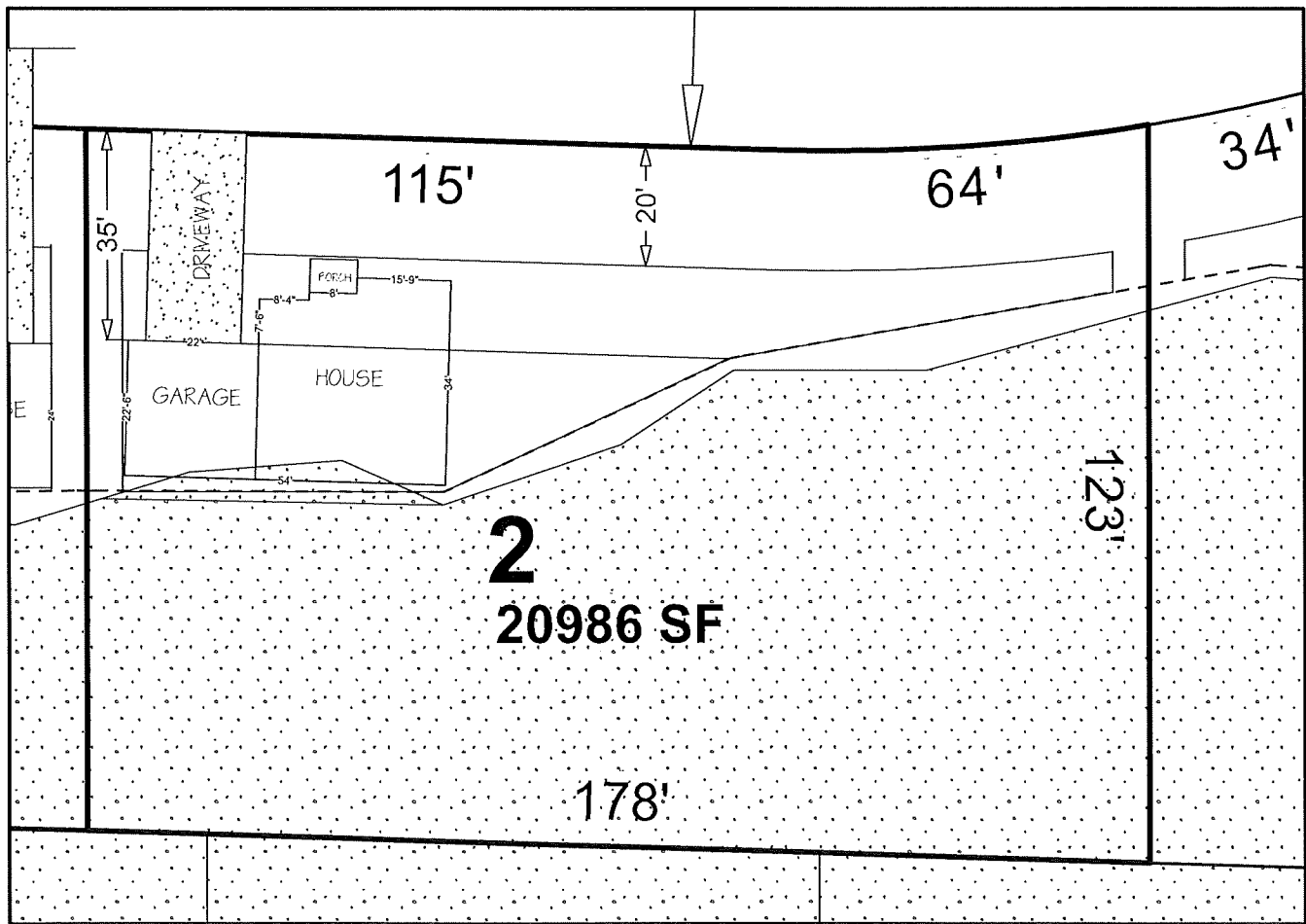
WING AVE
1479 SQFT RANCH; LOT 1 CONCEPT



DRAWN BY: BRENT BOVERHOF

SCALE: 1" = 25'
PAPER SIZE: 8 1/2" X 11"

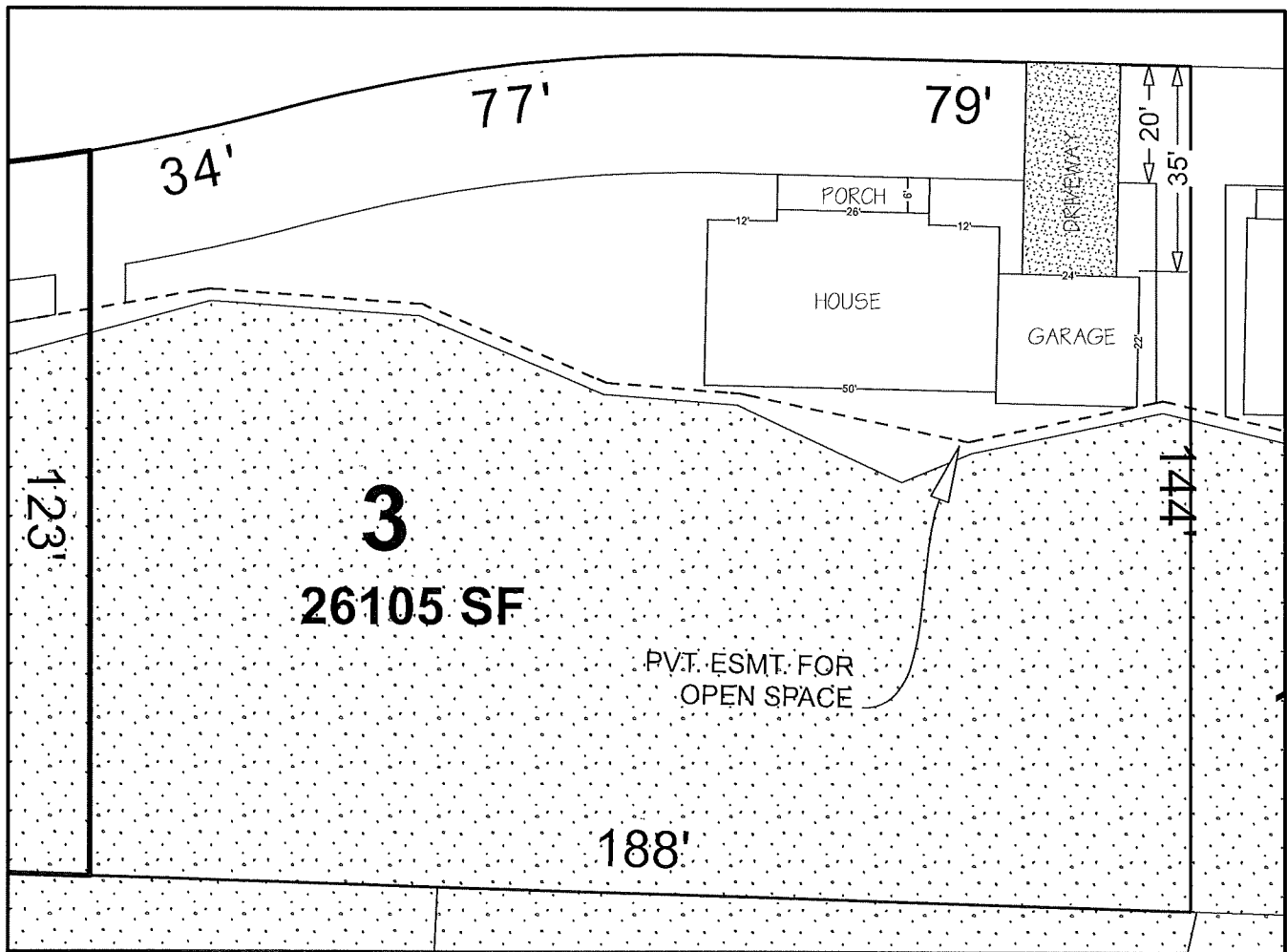
WING AVE
 LOT 2 CONCEPT
 2040 SQFT



DRAWN BY: BRENT BOVERHOF

SCALE: 1" = 25'
 PAPER SIZE: 8 1/2" X 11"

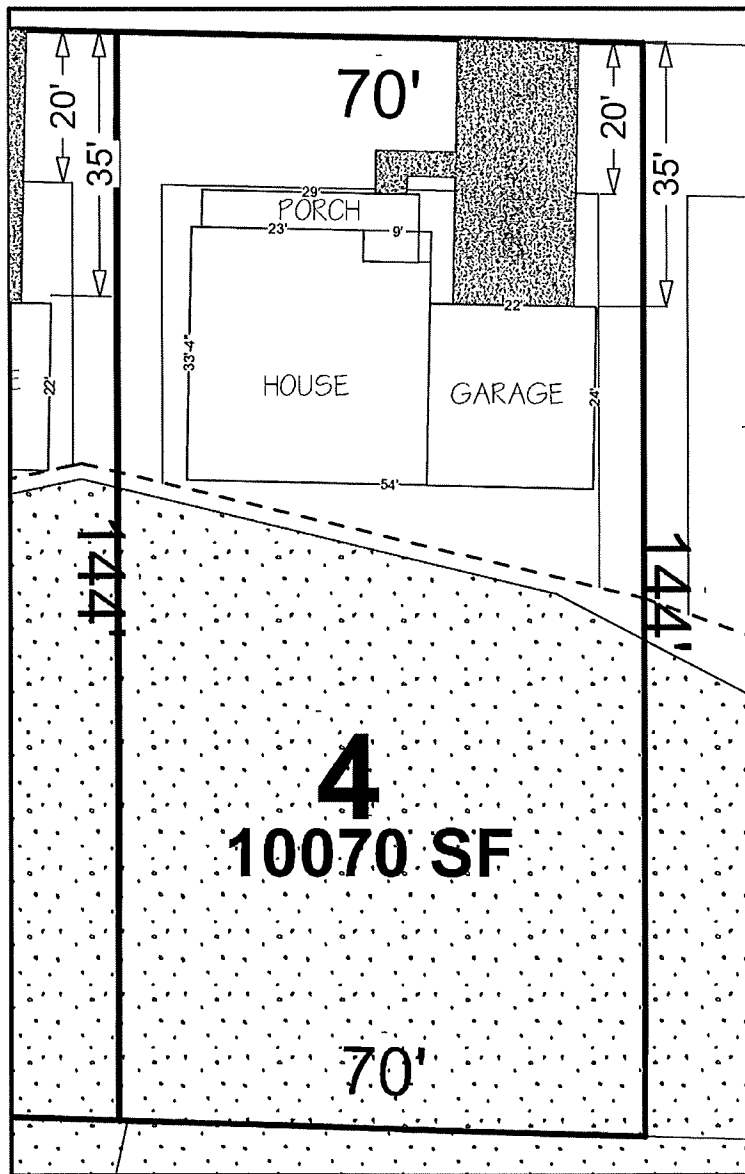
WING AVE
1448 SQFT
LOT 3 CONCEPT



DRAWN BY: BRENT BOVERHOF

SCALE: 1" = 30'
PAPER SIZE: 8 1/2" X 11"

WING AVE
2310 SQFT
LOT 4 CONCEPT



DRAWN BY: BRENT BOVERHOF

SCALE: 1" = 25'
PAPER SIZE: 8 1/2" X 11"

PFEIFFER PINES ELEVATIONS

Examples of homes Sold in Pfeifer Pines prices between 400 and 581k









PROPOSED SITE PLAN
&
R1-B PARALLEL PLAN

PROPERTY DESCRIPTION:

PROPOSED OVERALL DESCRIPTION:

That part of the Northeast 1/4 and Southeast 1/4 of Section 34, T6N, R11W, City of Kentwood, Kent County, Michigan, described as: Beginning at the East 1/4 corner of said Section; thence S00°06'49"E 598.54 feet along the East line of the Southeast 1/4 of said Section to the North line of the South 22.00 acres of the Northeast 1/4 of the Southeast 1/4 of said Section; thence N88°15'29"W 1329.76 feet along said North line to the West line of the Northeast 1/4 of the Southeast 1/4 of said Section; thence N00°00'55"E 176.93 feet along said West line; thence S88°15'29"E 240.00 feet; thence N00°00'55"E 380.00 feet; thence N88°15'29"W 240.00 feet to the West line of the Northeast 1/4 of the Southeast 1/4 of said Section; thence N00°00'55"E 44.30 feet along said West line to the Center of Section; thence N00°07'51"W 37.00 feet along the West line of the Northeast 1/4 of said Section to the North line of the South 37.00 feet of the Northeast 1/4 of said Section; thence S88°08'37"E 479.26 feet along said North line to the East line of the West 478.50 feet of the Southeast 1/4 of the Northeast 1/4 of said Section; thence N00°07'51"W 622.48 feet along said East line to the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section; thence S88°05'47"E 851.77 feet along said North line to the East line of the Northeast 1/4 of said Section; thence S00°11'06"E 658.80 feet along said East line to the Point of Beginning. Contains 29.51 acres.

REQUIREMENTS:

1. EXISTING ZONING: R1-B RESIDENTIAL ZONING

LOT WIDTH: 100 FEET

LOT AREA: 14,000 SFT

SETBACKS: FRONT YARD: 20 FEET REAR YARD: 35 FEET SIDE YARD: 7 FEET
2. PROPOSED ZONING: RPUD-2 DETACHED RESIDENTIAL PUD

LOT WIDTH: 62 FEET (NO MINIMUM LISTED)

LOT AREA: 8,500 SFT (PUD MINIMUM 6,500)

SETBACKS: FRONT YARD: 20 FEET (PUD MINIMUM 20) GARAGE FRONT YARD: 35 FEET (ARCHITECTURAL REQUIREMENTS MINIMUM) REAR YARD: 30 FEET (PUD MINIMUM 30) SIDE YARD: 5/12 FEET (PUD MINIMUM 5/12 TOTAL)
3. AREA CALCULATIONS

DEVELOPMENT AREA: 29.51 ACRES

GROSS OPEN SPACE AREA: 11.87 ACRES (40% OF TOTAL DEVELOPMENT AREA)

WETLAND AREA: 6.52 ACRES

DETENTION AREA: 1.00 ACRES

UNENCUMBERED OPEN SPACE: 4.35 ACRES (37% OF TOTAL OPEN SPACE)

ROW AREA: 3.66 ACRES

FLOODPLAIN AREA: 2.91 ACRES

GROSS DENSITY: 58 LOTS (INCLUDING OUTLOT) / 29.51 ACRES = 1.97 LOTS / ACRE

NET DENSITY (EXCLUDING ROW AND FLOODPLAIN): 58 LOTS / 22.94 = 2.53 LOTS / ACRE

NOTE: ADDITIONAL INFORMATION PROVIDED ON SHEET C2
4. PROPOSED IMPROVEMENTS:

EACH LOT TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.

PUBLIC STREETS WILL CONFORM TO CITY OF KENTWOOD STANDARD ROAD CROSS SECTION.

SIDEWALKS TO BE INSTALLED UPON THE COMPLETION OF HOUSE CONSTRUCTION ON EACH LOT.
5. STORMWATER

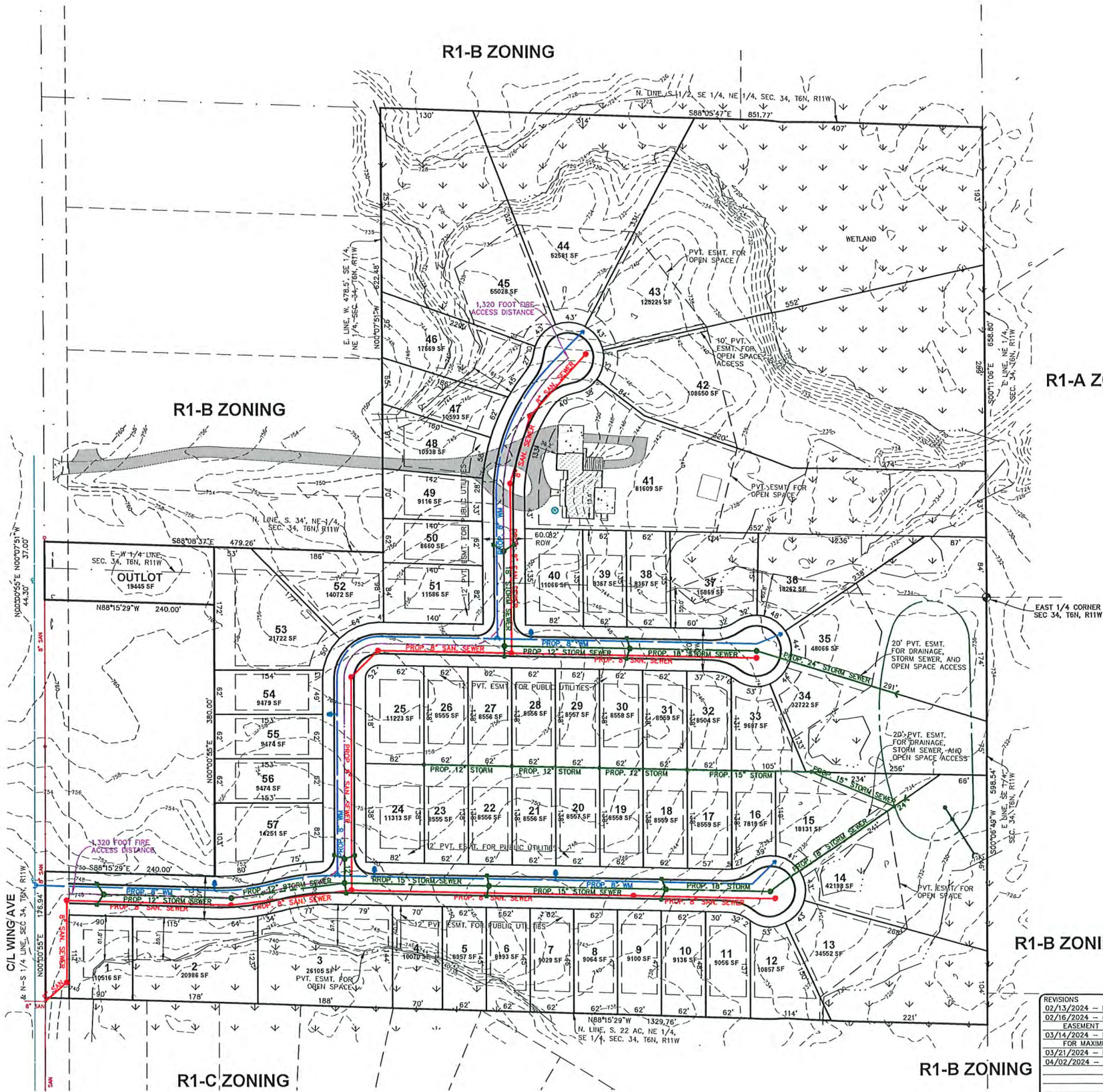
DETENTION SHALL BE PROVIDED FOR THE DEVELOPMENT PER THE CITY OF KENTWOOD STORM WATER DESIGN STANDARDS.
6. WETLANDS

A WETLAND IMPACT PERMIT WILL BE OBTAINED FROM EGLE FOR FILLS IN THE WETLANDS ON LOTS 2, 14, 36, AND 37.
7. OPEN SPACE ACCESS

OPEN SPACE ACCESS EASEMENTS ARE FOR PEDESTRIAN (WALKING) ACCESS ONLY. NO BIKES, ATVs, OR OTHER RECREATIONAL VEHICLES WILL BE ALLOWED. OPEN SPACE ACCESS SHALL ALSO BE RESTRICTED TO RESIDENTS OF THE DEVELOPMENT.



SCALE: 1" = 80'



R1-A ZONING

R1-B ZONING

R1-B ZONING

R1-C ZONING

R1-B ZONING

R1-B ZONING

REVISIONS

02/13/2024	- INITIAL SUBMITTAL
02/16/2024	- CHANGED OPEN SPACE TO EASEMENT VS DEEDED
03/14/2024	- REVISED STREET LAYOUT FOR MAXIMUM LENGTH REDUCTION
03/21/2024	- PER INITIAL PC FEEDBACK
04/02/2024	- UPDATED REQUIREMENT NOTES

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



PRELIMINARY PUD

HOPE HAVEN

FOR: CARSON GALLOWAY

5632 WING AVE. LLC

55 CAMPAU AVE. NE, STE 300

GRAND RAPIDS, MI 49503

PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4, SECTION 34, T6N, R11W, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN

Feenstra

& Associates, Inc.

CIVIL ENGINEERS & SURVEYORS

3145 Prairie St SW

Grandville, MI 49418

Phone: 616.457.7050

www.feenstrainc.com

C1

PROPERTY DESCRIPTION:

PROPOSED OVERALL DESCRIPTION:

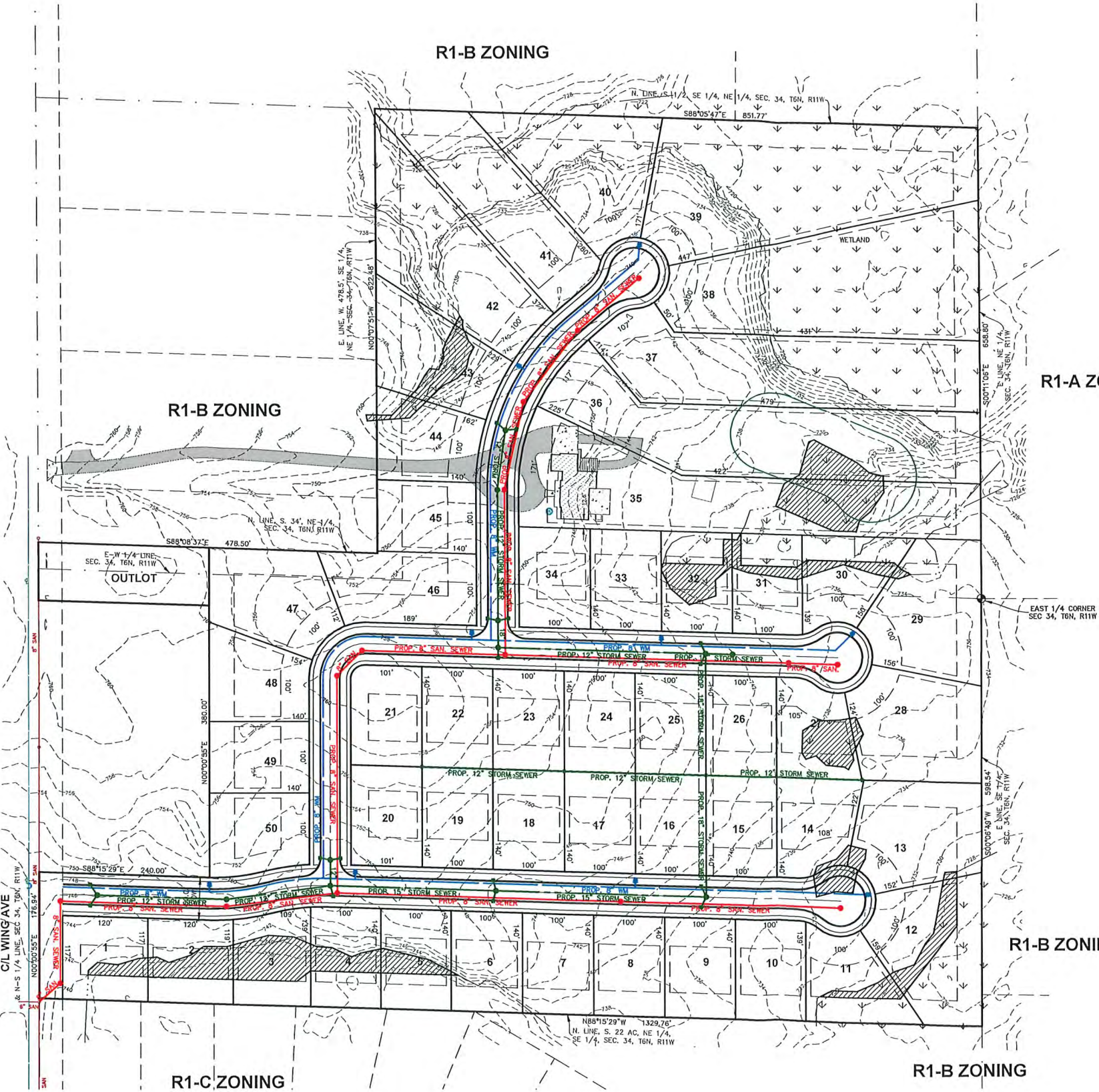
That part of the Northeast 1/4 and Southeast 1/4 of Section 34, T6N, R11W, City of Kentwood, Kent County, Michigan, described as: Beginning at the East 1/4 corner of said Section; thence S00°06'49"E 598.54 feet along the East line of the Southeast 1/4 of said Section to the North line of the South 22.00 acres of the Northeast 1/4 of the Southeast 1/4 of said Section; thence N88°15'29"W 1329.76 feet along said North line to the West line of the Northeast 1/4 of the Southeast 1/4 of said Section; thence N00°00'55"E 176.93 feet along said West line; thence S88°15'29"E 240.00 feet; thence N00°00'55"E 380.00 feet; thence N88°15'29"W 240.00 feet to the West line of the Northeast 1/4 of the Southeast 1/4 of said Section; thence N00°00'55"E 44.30 feet along said West line to the Center of Section; thence N00°07'51"W 37.00 feet along the West line of the Northeast 1/4 of said Section to the North line of the South 37.00 feet of the Northeast 1/4 of said Section; thence S88°08'37"E 479.28 feet along said North line to the East line of the West 478.50 feet of the Southeast 1/4 of the Northeast 1/4 of said Section; thence N00°07'51"W 622.48 feet along said East line to the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section; thence S88°05'47"E 851.77 feet along said North line to the East line of the Northeast 1/4 of said Section; thence S00°11'08"E 658.80 feet along said East line to the Point of Beginning. Contains 29.51 acres.

REQUIREMENTS:

1. EXISTING ZONING: R1-B RESIDENTIAL ZONING
- | | |
|-------------|------------|
| LOT WIDTH: | 100 FEET |
| LOT AREA: | 14,000 SFT |
| SETBACKS: | |
| FRONT YARD: | 20 FEET |
| REAR YARD: | 35 FEET |
| SIDE YARD: | 7 FEET |
3. AREA CALCULATIONS
- | | |
|---|---------------------------------------|
| DEVELOPMENT AREA: | 29.51 ACRES (SAME AS PUD) |
| GROSS OPEN SPACE AREA: | 0.00 ACRES (VS 11.87 ACRES WITH PUD) |
| ROW AREA: | 4.06 ACRES (VS 3.66 ACRES WITH PUD) |
| FLOODPLAIN AREA: | 2.91 ACRES (SAME AS PUD) |
| GROSS DENSITY: 51 LOTS (INCLUDING OUTLOT) / 29.51 ACRES = 1.73 LOTS / ACRE (VS 1.97 PUD) | |
| NET DENSITY: (EXCLUDE ROW AND FLOODPLAIN): 51 LOTS / 22.94 = 2.26 LOTS / ACRE (VS 2.53 PUD) | |
| AREA LEFT UNDISTURBED FROM CURRENT CONDITION: | 11.82 ACRES (VS 14.35 ACRES WITH PUD) |
| WOODED AREA TO BE DISTURBED WITH DEVELOPMENT: | 12.57 ACRES (VS 7.71 ACRES WITH PUD) |
| WETLAND AREA TO BE DISTURBED WITH DEVELOPMENT: | 1.27 ACRES (VS 0.13 ACRES WITH PUD) |
| FIELD AREA TO BE DISTURBED WITH DEVELOPMENT: | 7.45 ACRES (SAME AS PUD) |
| PROPOSED BUFFER YARD ON WEST PROPERTY LINE: | 0.00 ACRES (VS 0.21 ACRES WITH PUD) |
4. PROPOSED IMPROVEMENTS:
- EACH LOT TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
PUBLIC STREETS WILL CONFORM TO CITY OF KENTWOOD STANDARD ROAD CROSS SECTION.
SIDEWALKS TO BE INSTALLED UPON THE COMPLETION OF HOUSE CONSTRUCTION ON EACH LOT.
5. STORMWATER
- RETENTION SHALL BE PROVIDED FOR THE DEVELOPMENT PER THE CITY OF KENTWOOD STORM WATER DESIGN STANDARDS.
6. WETLANDS
- A WETLAND IMPACT PERMIT WILL BE OBTAINED FROM EGLE FOR FILLS IN THE WETLANDS AS HATCHED.
7. COMPARISON TO PUD
- (I) SOUTH PROPERTY LINE
- A. PUD PLAN 13 LOTS BACKING UP TO THE PROPERTY LINE.
- B. R1B PLAN 12 LOTS BACKING UP TO THE PROPERTY LINE.
- C. PUD PLAN ESTIMATED HOUSE DISTANCE FROM PROPERTY LINE BASED ON 20' FRONT YARD SETBACK (ASSUME 60' DEEP HOUSE DUE TO LOT WIDTH) = 67 FEET
- D. R1-B PLAN ESTIMATED HOUSE DISTANCE FROM PROPERTY LINE BASED ON 40' FRONT YARD SETBACK (ASSUME 40' DEEP HOUSE) = 60 FEET
- E. PUD PLAN PROVIDES ENHANCED BUFFERING DUE TO OPEN SPACE EASEMENT
- (II) EAST PROPERTY LINE
- A. PUD PLAN 7 LOTS BACKING UP TO THE PROPERTY LINE.
- B. R1B PLAN 9 LOTS BACKING UP TO THE PROPERTY LINE.
- C. PUD PLAN ESTIMATED HOUSE DISTANCE FROM PROPERTY LINE BASED ON 20' FRONT YARD SETBACK (ASSUME 60' DEEP HOUSE DUE TO LOT WIDTH) = 200 FEET
- D. R1-B PLAN ESTIMATED HOUSE DISTANCE FROM PROPERTY LINE BASED ON 40' FRONT YARD SETBACK (ASSUME 40' DEEP HOUSE) = 70 FEET
- E. PUD PLAN PROVIDES ENHANCED BUFFERING DUE TO SHORTER CUL-DE-SACS AND OPEN SPACE EASEMENT.
- (III) NORTH PROPERTY LINE
- A. PUD PLAN 3 LOTS BACKING UP TO THE PROPERTY LINE.
- B. R1B PLAN 3 LOTS BACKING UP TO THE PROPERTY LINE.
- C. PUD PLAN ESTIMATED HOUSE DISTANCE FROM PROPERTY LINE BASED ON 20' FRONT YARD SETBACK (ASSUME 60' DEEP HOUSE DUE TO LOT WIDTH) = 220 FEET
- D. R1-B PLAN ESTIMATED HOUSE DISTANCE FROM PROPERTY LINE BASED ON 40' FRONT YARD SETBACK (ASSUME 40' DEEP HOUSE) = 90 FEET
- E. PUD PLAN PROVIDES ENHANCED BUFFERING DUE TO SHORTER CUL-DE-SACS AND OPEN SPACE EASEMENT.
- (IV) NORTH 1/2 OF WEST PROPERTY LINE
- A. PUD PLAN 6 LOTS BACKING UP TO THE PROPERTY LINE.
- B. R1B PLAN 4 LOTS BACKING UP TO THE PROPERTY LINE.
- C. PUD PLAN ESTIMATED HOUSE DISTANCE FROM PROPERTY LINE BASED ON 20' FRONT YARD SETBACK (ASSUME 60' DEEP HOUSE DUE TO LOT WIDTH) = 60 FEET
- D. R1-B PLAN ESTIMATED HOUSE DISTANCE FROM PROPERTY LINE BASED ON 40' FRONT YARD SETBACK (ASSUME 40' DEEP HOUSE) = 60 FEET
- E. PUD PLAN PROVIDES ENHANCED BUFFERING DUE TO OPEN SPACE EASEMENT.
- (V) SOUTH 1/2 OF WEST PROPERTY LINE
- A. PUD PLAN 5 LOTS BACKING UP TO THE PROPERTY LINE.
- B. R1B PLAN 4 LOTS BACKING UP TO THE PROPERTY LINE.
- C. PUD PLAN ESTIMATED HOUSE DISTANCE FROM PROPERTY LINE BASED ON 20' FRONT YARD SETBACK (ASSUME 60' DEEP HOUSE DUE TO LOT WIDTH) = 70 FEET
- D. R1-B PLAN ESTIMATED HOUSE DISTANCE FROM PROPERTY LINE BASED ON 40' FRONT YARD SETBACK (ASSUME 40' DEEP HOUSE) = 60 FEET
- E. PUD PLAN PROVIDES ENHANCED BUFFERING DUE TO ASSOCIATION MAINTAINED EVERGREEN SCREEN.



SCALE: 1" = 80'



R1-B PARALLEL PLAN
HOPE HAVEN

FOR: CARSON CALLOWAY
5632 WING AVE LLC
55 CAMPAU AVE NE, STE 300
GRAND RAPIDS, MI 49503

PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4, SECTION 34,
T6N, R11W, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN

Feenstra
& Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St SW
Grandville, MI 49418
Phone: 616.457.7050
www.feenstra-inc.com

C1



STAFF REPORT: March 26, 2024
PREPARED FOR: Kentwood Planning Commission
PREPARED BY: Lisa Golder
CASE NO.: 9-24 Walma and 44th Condominiums

GENERAL INFORMATION

APPLICANT: Bosgraaf Homes LLC Rep by: Michael Corby
148 South River Ave Suite 100 840 Ottawa Ave NW
Holland MI 49423 Grand Rapids, MI 49503

STATUS OF
APPLICANT: Applicant secured purchase agreement for property

REQUESTED ACTION: Rezoning of 4.72 acres of land from C-4 Office to RPUD-1
 Attached Residential

 Preliminary and Final Site Plan review for a 33-unit attached
 condominium development

EXISTING ZONING OF
SUBJECT PARCEL: C-4 Office

GENERAL LOCATION: 2802-44th Street, SE, Southeast Corner of 44th Street and Walma
 Avenue

PARCEL SIZES: 4.72 acres

EXISTING LAND USE
ON THE PARCEL: Vacant

ADJACENT AREA
LAND USES: N- Low Density Residential Condominium Development
 (Cobblestone at the Ravines)
 S- Low Density Residential Single Family Subdivision
 (Wildflower Estates Plat)
 E- Single-Family (Kentwood Acres Plat)
 W- Medium Density Residential Apartments (Landing Place
 Apartments) and High Density Residential Apartments (Hunters
 Ridge Apartments)

ZONING ON ADJOINING
PARCELS: N- RPUD-1 Attached Residential Planned Unit Development

S- RPUD-1 Attached Residential Planned Unit Development
E – R1-C Single Family Residential
W- R-3 Medium Density Residential

Compatibility with Master Plan:

The current Master Plan Land Use designation is Medium Density Residential. The Master Plan was amended in 2022 from Office to Low Density Residential to accommodate a potential assisted living development. The rezoning request for the project was withdrawn.

In 2023, the Master Plan was amended to allow for Medium Density residential development. While medium density is defined as 4-8 units, per acre, the Planning Commission expressed a preference to keep the density closer to 6 units per acre.

The proposed gross density is 6.99 units per acre.

Zoning and Land Use History:

In 2004 the 4.72 acres of property was rezoned to Office, although the office development was never constructed on the site. In 2021 a request was made to amend the Master Plan designation from Office to Low Density residential designation in order to accommodate four assisted living buildings. The Master Plan designation was amended but the applicant for the assisted living project withdrew the request prior to the rezoning. In 2023 the city approved a Master Plan to amendment that would allow medium density development on the site.

Technical information

Street and Traffic

The 4.72 acre site is located on the south side of 44th Street, east of Walma Avenue. Forty-fourth Street is an arterial street with two lanes in each direction, separated by a landscape median. A crossover for eastbound to westbound traffic is located 290 feet from the proposed driveway opening. The applicant has submitted a traffic analysis that indicates that there is adequate opportunity for vehicles to make their way across the two eastbound traffic lanes. The applicant's traffic analysis does not recommend a deceleration lane for the proposed 44th Street driveway.

Trip Generation

Access to the site is from a single driveway located on 44th Street at the center of the proposed development. The driveway is located approximately 290 feet from the crossover from eastbound to westbound 44th Street. At issue is whether there is adequate room for cars exiting the facility to access the crossover, especially during the peak AM and PM peak hours. According to the report Trip Generation by the Institute of Traffic Engineers, 33 condominiums would generate approximately 237 trips on a typical weekday, with 16 trips in the AM hour (11 cars exiting), and 19 trips in the PM peak hour (8 cars exiting). Therefore, only a small number of vehicles would be exiting during peak hours, limiting potential conflict. If a vehicle exiting the site is unable to access the first crossover for eastbound to westbound traffic (290' away) the next crossover opportunity is 1700 feet to the east at Morningside Drive.

Utilities and Drainage:

See attached City Engineer's memo dated March 28, 2024.

Site Information

The site falls from the northwest to the southeast. A line of trees exists along the east property line, adjacent to the residential plat.

Staff Analysis:

1. Bosgraaf Homes is requesting the rezoning of 4.72 acres of land from Office to RPUD-1 Attached Residential development. Thirty-three attached condominiums units are proposed for the site. Both Preliminary and Final site plan approval are being requested.
2. The property to the south of the 4.72 acres proposed for rezoning is being developed by Bosgraaf Homes LLC for single family homes. Wetlands exist along the common property line.
3. The Land Use and Zoning Committee, as well as the Master Plan Committee reviewed the proposed Master Plan amendment in 2022-23. Concerns expressed by the Committees included:
 - Ensuring that the housing constructed are not rental units
 - While medium density is considered to be 4-8 units per acre, the Planning Commission wanted to see the development closer to 6 units per acre to be more consistent with the adjacent properties to the east and south
 - Concern whether there is adequate area to buffer the units from 44th Street traffic
 - The outward appearance of the building facades along the 44th street frontage
 - Need for internal and external sidewalk connectivity
 - Visitor parking and other internal amenities.

The developer has stated in the PUD Statement dated March 15, 2024 that the units are to be sold as condominiums. The gross density of the site is 6.99 units per acre. Information on net density must be provided.

Rezoning

1. The 4.72 acre development is proposed to be rezoned from C-4 Office to RPUD-1 Attached Residential Planned Unit Development, with a total of 33 attached housing units planned in groups of 3-5 attached units. Twelve of the proposed condominiums have two stall garages; the rest of the units have one stall garages with driveway parking.
2. The Planning and City Commissions should review the following in considering the merits of the rezoning:
 1. Consistency with the goals, policies and future land use map of the Master Plan, including any subarea or corridor studies. If conditions have changed since the Master

Plan was adopted, the consistency with recent development trends in the area;

The 2020 Master Plan recommends medium density residential, as per the 2023 amendment to the Master Plan. The development is proposed at a density of 6.99 units per acre.

Section 12.04 C of the zoning ordinance discusses the calculation of density for PUDs. The section states that net density is calculated by excluding rights of way, public utility easements, and private road easements from the gross acreage. The applicant shall update the net density calculation.

2. Compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district;

The site's features are appropriate for the proposed uses.

3. The applicant's ability to develop the property with at least one (1) of the uses permitted under the current zoning;

The property is currently zoned C-4 Office; the market for office use has diminished.

4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;

The uses are compatible with the surrounding area.

5. Whether the City's infrastructure and services are sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the City;

The infrastructure is adequate to accommodate the proposed uses.

6. Where a rezoning is reasonable given the above guidelines, a determination that the requested zoning district is more appropriate than another district or amending the list of permitted or Special Land Uses within a district.

The RPUD-1 Zoning District is the most appropriate district to allow and support the proposed use.

The proposed housing is compatible with the existing and developing uses in the surrounding area. The property is located at the corner of 44th and Walma Avenue. The units located on the east side of the site were initially proposed at 20' to the nearest property line; the applicant indicated that these units would be

relocated to 30' from the east property line. This will allow better screening from the single family homes to the east.

PUD Plan

3. The applicant's PUD Statement provides a project description and site design information. The proposed PUD involves the development of 33 attached single family condominium units. The site is accessed from 44th Street. Once on the site, a private road runs east-west, parallel with a defined wetland area that exists on the southern side of the site. Another short private road extends north from the east-west road.
4. The units proposed are two- and three-bedroom condominiums with garages. All of the units on the south side of the development will be walkouts, while units on the north side of the development will have basements. The two-bedroom units will have single garages with an additional parking space, and the three-bedroom units will have a two stall garage and two additional driveway parking spaces. Of the 33 units, 21 will have one stall garages with one driveway space. Twelve will have two stall garages and two driveway spaces. There will be 12 additional freestanding parking spaces throughout the site.

Private roads

The roads within the site are private roads. The east-west street provides direct access to 25 homes. According to the city's private road regulations, a private road serving more than 16 units is considered a major private road and should have a base width of 31' and a pavement width of 30' within a 60' easement. In addition, two sides of sidewalk are required. The proposed private road for the development is 22' in width within an easement of 24' and one side of sidewalk (outside of the easement). The sidewalk extends west to Walma Avenue and north to 44th Street.

The north-south private road on the east side of the development serves only 8 units and is therefore considered a minor private road, requiring 24' of pavement and one side of sidewalk. The north-south road creates two buildings situated on the corner; these buildings are set back only 15' from the road pavement.

Section 18.01 of the Zoning Ordinance (Private Road regulations) states that the private road regulations do not apply to roads within planned unit developments, but the standards may be used as guidelines.

5. A landscaped berm is proposed along 44th Street for screening from 44th Street traffic and noise. The development also provides a social hub for the residents of the development, on the south side of the east-west driveway. The social hub provides seating and a firepit.

Section 12.01 PUD Intent and Purpose

6. Section 12.01 describes the intent and purpose of PUD development, allowing the city to compare a PUD with conventional zoning in terms of creativity, character, amenities, and compatibility. The proposed development allows the City to review the project with respect to its architecture, site amenities, connectivity for pedestrians and other features that would

distinguish the development from a development in a more traditional zoning district such as R-3 Medium Density Residential.

In an R-3 development, the city would have little oversight in the architecture of the development (aside from any ordinances the city may adopt in the future for architectural review). In addition, the city can specify its preference for a condominium development (owned units) rather than rental property. For this project the city has requested site amenities, and the developer has provided a gathering space for residents on the site. While the development does not have sidewalk on both sides of the street, the sidewalk provided extends to Walma Avenue and to 44th Street.

Section 12.03 RPUD-1 Specific Regulations

7. Section 12.03 C 1 states that the development must meet the density allowances of the Master Plan. The gross density for the development is calculated at 6.99 units per acre. Medium density residential allows a density of between 4-8 units per acre. While the proposed density is less than the maximum, the Planning Commission in its deliberation on the amendment to the Master Plan has asked for density in the 6 units per acre range. The applicant must still provide information on the net density for the site.
8. Section 12.03 C establishes setbacks for housing within a PUD development. The front yard setback in the RPUD-1 zone is 20'. The city allows the setback for a home on a private road to be taken from the street pavement, rather than from the edge of the easement/right-of-way (as with a public street). On the east-west street, the homes on the west side are set back 16' from the proposed sidewalk (north side of street). The units are set back only 16 feet from the private driveway on the south side (garages are setback 20'). The applicant is requesting a waiver for the front yard setback for these units.

The buildings along the north-south private driveway (east side) do not meet rear yard setback requirement of 30'. The applicant should either meet the setback requirement or request a waiver.

A waiver must be approved by the City Commission after recommendation from the Planning Commission. Requests for waivers should be added to the PUD statement.

9. The applicant is also requesting a waiver from the minimum PUD project size required in Section 12.02C of the zoning ordinance. The minimum PUD size is 5 acres; the applicant's property is 4.72 acres.

General Layout

10. The development seems crowded in certain areas. The condominiums on the east side of the site are very close to the property line, with patios as close as 10 feet. The corner lots are 15 feet from the private drive, and in one instance, a patio is only 2' from a parking space.
11. The applicant shall provide information on the retaining wall that is proposed adjacent to the patios on the south side of the proposed development.

12. The applicant shall indicate what trees along the eastern edge of the site will be retained.
13. The two parking spaces at the eastern edge of the east west driveway are only 18 feet in length and have large spruce trees planted 5' away. As the trees increase in size, it will be difficult to utilize these parking spaces, and the spaces will encroach on the driveway for the adjacent condominium unit.
14. The applicant has not indicated whether fencing may be provided along the eastern edge of the development.

Architectural Standards

15. The applicant is proposing two types of condominiums. Type one is to be used for 23 of the units and is primarily on the east side of the development. The 17% window transparency for these units meets the requirements of the City's proposed architectural guidelines. It is unclear from the submittal whether the building elevations meet the proposed architectural standards for materials and architectural features. Additional information regarding the building exteriors as well as floor plans for this building type should be provided. An example of this building can be found in Allendale, and a photo of the building is attached.
16. The second type of building is proposed for the 10 condominiums on the west side of the development. The transparency also meets the city proposed standards (12%). Additional information must also be provided on this building type, as it is hard to determine the size of the porch area or whether the garage is recessed from the front of the unit. The applicant should provide a higher quality garage door for the proposed units. The applicant should also provide information on how the patios will be separated from one another, since the elevations show that patios are connected (although this is not how it is portrayed on the site plan).

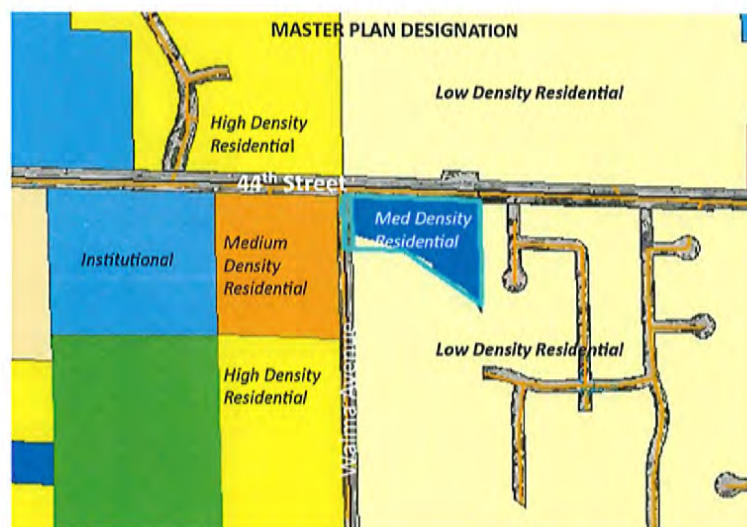
Attributes:

- Residential use in a residential area
- Proposed condominium use
- Landscape buffer along 44th Street
- Buildings meet transparency requirements of zoning ordinance
- Gross acreage less than 7 units per acre

Issues:

- Road is very narrow when cars will be parked in driveway
- Additional information on architectural features and floor plans
- Patio 2' away from parking space
- Clear vision on corner lots
- Need to identify landscape/trees that will be retained along east side of property
- Some properties on eastern side of site do not meet rear yard setback
- Information on retaining wall that abuts patios
- Acreage includes right of way; excluding rights of way increases density

- Net density information should be provided





To: Kentwood Planning Department
From: Brad Boomstra, P.E.
City Engineer
Date: March 28, 2024
Re: **Condominium Project**
2802 44th Street SE
41-18-27-201-015

We have completed our planning level review of the proposed site plans dated March 15, 2024, for the above referenced project. Kentwood Engineering has the following comments that will need to be addressed as the review process proceeds. A more detailed review will be done when the development is submitted for Site Plan Construction review.

Street / Sidewalk / Parking Lot:

1. Pavement section details must be shown on the plan for all paving types proposed.
2. For any curb cut which terminates less than five (5) feet from a construction joint, the contractor shall remove and replace the existing curb to the next joint.
3. Include the City of Kentwood General Notes on the plan(s). These notes are required for the work being performed in the 44th Street Drive right-of-way. Highway permit conditions, specifications and required general plan notes are posted on the City's website, and can be accessed at <http://www.ci.kentwood.mi.us> (hover over "CITY SERVICES" and "DEPARTMENTS" then click "ENGINEERING", then click the "RIGHT-OF-WAY" link near the top of the page).
4. Additional comments regarding the street and/or sidewalk may be made upon further review.

Grading:

1. Indicate the proposed limits of grading on the site plan. A thick, shaded line works well for this.
2. Indicate and label the 1% chance (100-year) flood elevation on the site plan or add a note that none exists on this site.
3. Indicate and label the wetland delineation line or add a note that none exist on this site.
4. Additional comments regarding grading may be made upon further review.

Condominium Project

2802 44th Street SE

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Storm Sewer / Drainage:

1. Provide a tributary area map and calculations to verify the capacity of the proposed and existing storm pipes to carry a 10-year storm (or a 100-year event if no overland floodway is provided). Use the Kentwood Storm Sewer Design Standards available on the City's website; they contain a Kentwood-specific IDF curve and time of concentration (T_c) nomograph. Use a minimum initial T_c of 10 minutes. Maintain a minimum cleansing velocity of 2.5 ft/sec in the pipes. Calculations must be sealed by a registered engineer.
2. Kentwood recommends storm laterals for all buildings in the development. These leads can be cored and booted into the storm sewer pipe and do not need to discharge directly into a manhole.
3. Additional comments regarding drainage may be made upon further review.

Detention Basin:

1. On-site stormwater detention will be required for this parcel. Section 78-123 of the City of Kentwood Ordinance requires that the new detention facility be sized for the entire parcel in a *fully developed condition*. We will need to see these calculations.
2. The amount of detention volume required may be based on an estimate of the percentage of impervious surface area based on the Kent County Subdivision Drainage Rules (short method #1), based on 0.1 acre-ft per acre for the entire parcel (short method #2) or, alternately, a tabulation of actual reservoir routing (long method). Routing calculations usually result in the lowest required volume. The detention sizing must be based on a 25-year storm. We will need to see detention sizing and release calculations.
3. We need to see a detailed drawing of the proposed detention basin outlet control structure.
4. Kentwood allows a maximum detention release rate of 0.33 cfs/acre, based on the total parcel size.
5. The minimum diameter restrictor pipe size is 4 inches.
6. A low flow channel will be needed across the bottom of the detention basin between the end section(s) and the outlet structure with a minimum grade of 0.6 percent. This may consist of 4" concrete, grouted riprap, or properly sized riprap, all on filter fabric (MDOT "Geotextile Liner"). Both the surface material and the fabric must be toed in at least 18 inches at all earth interfaces. The remainder of the basin bottom shall have a minimum 2 percent slope to the low flow channel.
7. To allow a proper transition from a point discharge to natural flow, 50 feet of downstream protection will be needed for the detention basin outlet pipe. This may consist of 4" concrete, grouted riprap, or properly sized riprap, all on filter fabric (MDOT "Geotextile Liner"). Both the surface material and the fabric must be toed in at least 18 inches at all earth interfaces. The treatment must be extended completely

Condominium Project

2802 44th Street SE

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around the end of the pipe by two (2) feet to protect from eddy currents. The point source must be at least fifty (50) feet from the property line.

8. The emergency outlet pipe must be capable of carrying a 10-year, fully developed non-detained storm flow. Please provide calculations to show that the pipe can carry this flow.
9. An emergency spillway may also be used instead of an outlet pipe. Section V(E) of the City of Kentwood Standard Specifications for Design and Construction of Storm Detention Storage requires that the detention basin spillway "shall be constructed of hot-rolled plant mix asphalt or concrete and must extend from the top of the berm to the intersection with the outfall channel. All interfaces with native soil shall be toed in." Show a detail on the plans.
10. A 15-foot-wide flat maintenance shelf for vehicular access is required for the detention basin.

Soil Erosion and Sediment Control:

1. We will need to see some additional soil erosion control measures as part of the plan review. Section 78-62 of the City of Kentwood Ordinance (posted on the City's website) contains minimum requirements for information that shall be included on the plan. Go to: <http://www.ci.kentwood.mi.us> (hover over "CITY SERVICES" and "DEPARTMENTS" then click "ENGINEERING", then click the "SOIL EROSION AND STORMWATER" link near the top of the page). Please review this ordinance carefully.
2. Per the requirements of Part 91 of Public Act 451, all proposed grading and soil erosion controls must be shown on a sheet(s) titled, at least in part, "SOIL EROSION AND SEDIMENTATION CONTROL PLAN". This plan should show surface features related to grading and soil erosion and sediment control. The SESC Plan may be combined with other plans and improvements as long as clarity is retained. Two (2) copies of this sheet, once approved, will need to accompany the application for an earth change.
3. Include a written description of the soil types of the exposed land area contemplated for an earth change.
4. Place a note on the soil erosion control plan to indicate that existing and new catch basins shall be protected with an inlet filter drop (silt sack). Straw bales or fabric placed under the grate are NOT acceptable, and sediment traps alone are not sufficient to provide adequate sediment filtration. Such a note might read, "EXISTING AND NEW CATCH BASINS SHALL BE PROTECTED WITH AN INLET FABRIC DROP (SILT SACK)." Include a simple detail of the proposed silt sack on the Soil Erosion and Sediment Control plan. We can provide you with an acceptable CAD detail upon request.
5. Place the following notes on the soil erosion control plan:
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL COMPLY WITH ARTICLE 2 OF CITY OF KENTWOOD ORDINANCE 78 AND PART 91 OF PUBLIC ACT 451.
 - ALL SOIL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.

Condominium Project

2802 44th Street SE

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- ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE, STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
 - EXCESS DIRT IS NOT TO BE PLACED ON ANY AREAS ON OR ADJACENT TO THE SITE WHERE THE PLAN DOES NOT SHOW THE AREA BEING DISTURBED. (This area of disturbance, or grading limits, must be clearly shown on the site plan.)
 - SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED. THE SILT FENCE MUST BE TOED IN A MINIMUM OF 6 INCHES ALONG ITS BASE. (Remember that silt fences are intended to intercept *sheet flow* only and must always be installed *parallel* with the ground contours. Silt fences must not cross ravines, overland floodways, ditches, swales, etc. where concentrated flows occur.)
 - ALL DISTURBED BANKS EQUAL TO OR GREATER THAN 4:1 AND THE DETENTION BASIN BANKS AND BOTTOM MUST BE COVERED WITH TOPSOIL, SEED AND NORTH AMERICAN GREEN S-150 (OR APPROVED EQUAL) EROSION CONTROL BLANKET. THIS BLANKET, ALONG WITH THE NECESSARY STAPLES OR WOOD PEGS, SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS. SEAMS SHALL BE PLACED PARALLEL TO THE DIRECTION OF SURFACE RUNOFF. (Indicate such areas with shading or hatching on the plan.)
 - ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS AND SHALL BE MAINTAINED UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED AND THE SITE IS PERMANENTLY STABILIZED.
 - NO SEDIMENT SHALL BE TRACKED ONTO THE ADJACENT PUBLIC STREET AND IF IT DOES OCCUR, IT SHALL BE CLEANED DAILY.
 - THE STORMWATER DETENTION BASIN IS TO BE THE FIRST ITEM OF EARTH MOVING AND SHALL BE CONSTRUCTED IN CONJUNCTION WITH THE INSTALLATION OF SOIL EROSION CONTROL MEASURES.
6. Per the requirements of Part 91 of P.A. 451, place on the soil erosion control plan a bar graph or chart showing the proposed timing and sequence of each proposed earth change. It must include the installation of both permanent and temporary soil erosion and sedimentation controls, as well as the removal of temporary controls. It must also show the sequence of any construction phases.
 7. A stone construction exit must also be included as part of the soil erosion control plan. Indicate the location of this exit on the plan, along with a detail. The length of the rock construction exit shall be at least 50 feet and shall consist of a 6-inch minimum layer crushed rock or stone on top of non-woven geosynthetic fabric (MDOT "Heavy Geotextile Liner"). The size of the stone shall be selected so that it cannot get caught between dual truck tires.
 8. Additional soil erosion and sediment control comments may be made by Kentwood staff upon further review.

Utilities (Sanitary & Water):

1. 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.

Condominium Project

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- Construction plans (drafting standards) and specifications for the proposed watermain and sanitary sewer must conform to Grand Rapids requirements.
2. A construction agreement with the City of Grand Rapids will be required for the new watermain and sanitary sewer.
 3. A representative of the City of Kentwood Inspections Department must be present when the tap is made into the existing sanitary sewer.
 4. The Grand Rapids Water Department must be present to make the tap into the existing watermain. Notify the Grand Rapids Water Department before making the connection to the existing service lateral.
 5. Additional comments regarding utilities may be made upon further review.

Required Permits, Bonds, Fees [and Escrow]:

1. Because this parcel is adjacent to a public street, over one (1) acre is being disturbed, or 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. The Owner/Developer must sign the Permit for an Earth Change. Both the Owner/Developer and the Contractor must be named on the bond. Please contact us if you need a permit and/or a bond template form, or one can be accessed on the City's website at <http://www.ci.kentwood.mi.us> (hover over "CITY SERVICES" and "DEPARTMENTS" then click "ENGINEERING", then click the "SOIL EROSION AND STORM WATER" link near the top of the page). There is a 365-day limit to complete the work under this permit.
2. An NPDES Notice of Coverage will also be needed as the proposed area of disturbance exceeds 5 acres. At the time the Earth Change permit is issued by the Kentwood, your Notice of Coverage will immediately become effective as a "permit-by-rule" as soon as the NOC has been properly filed and the appropriate fee is paid.
3. Your contractor will need a Drive Permit from Kentwood Engineering for the proposed private street into the 44th Street right-of-way. A \$10,000 annual ROW bond or an irrevocable letter of credit using the City of Kentwood format and a certificate of insurance (with the City of Kentwood named as additional insured) will also be required. We will need to see a plan of the proposed commercial driveway at a plan scale no greater than 1" = 50'. Contact us if you need a permit and/or bond form, or they can be accessed on the City's website. Highway specifications, general conditions and required plan notes are also posted on the City's website.
4. A highway permit (\$800) will also be needed for any utility work in the 44th Street right-of-way. A \$20,000 right-of-way bond or an irrevocable letter of credit using the City of Kentwood format and a certificate of insurance (with the City of Kentwood named as additional insured) will also be required. We will also require that a traffic plans be submitted to us for road closure, signage and detours. Kentwood Engineering must be notified at least two (2) working days prior to making the open street cut so that Kentwood Police and the Kentwood Public Schools can be properly notified.

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5. A \$30,000 Site Grading and Stormwater Management Bond or an irrevocable letter of credit using the City of Kentwood format and an administrative fee of \$600 will be required through Kentwood Engineering. This bond is posted to assure that the plan, once approved, is constructed in the field according to that plan. Both the Owner/Developer and the Contractor must be named on the bond. Let us know if you need our bond template, or it can be accessed on the City's website.
6. A permit will be needed from the MDEQ for the proposed work within the existing wetlands.
7. Please note that all required bonds and permit applications and fees must be submitted to, and accepted by, Kentwood Engineering *before any permits can be issued!* There will be no "partial" or "conditional" permits issued.
8. For your information, prior to issuance of a building permit for any of the homes or buildings in a new **condominium development**, the following items must be fulfilled:
 - a. We will need a copy of the recorded Master Deed.
 - b. We will also need to see a copy of the Articles of Incorporation for the condominium association.
 - c. We will need a copy of the recorded deed for the public street right-of-way (if a public street is being built).
 - d. Improvement (street and storm sewer) Plan approval.
 - e. (Block) Grading, floodway and Soil Erosion and Sediment Control Plan approval.
 - f. Basement floor elevation and building opening restriction approval.
 - g. Construction of hydrant water (if not already available within 500 feet of every point of the proposed structure).
 - h. Provision for adequate emergency access. "Adequate emergency access" must be approved by the Kentwood Fire Department. Contact Bryan Lynch (Kentwood Fire Marshal, 554-0805).
 - i. Installation of permanent soil erosion controls for the current phase of development.
 - j. Soil Erosion and Sedimentation Control / Earth Change permit for each of the proposed condominium buildings.
 - k. Right-of-Way (Driveway) permit from Kentwood Engineering.
 - l. Completed building permit application for the individual proposed condominium structures to be built.
 - m. For structures over 3,500 square feet, a stamped set of architectural building drawings that include the front, back, sides, foundation and all floor areas, cross section including stair area details, and truss layout drawings will need to be submitted to Kentwood Inspections.

Condominium Project

2802 44th Street SE

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- n. An approved site plan or survey for the individual condominium unit, showing easements, rights of ways, distances from the proposed building to the lot lines and other structures.
- o. All unit monumentation placed for the current phase of the project, or a letter of credit to guarantee same.
- p. As-built improvement and utility drawings.
- q. Certification of stormwater detention, swales and floodways.

Miscellaneous / Reminders:

1. Please be advised that at the completion of construction, a civil engineer or surveyor will need to provide an as-built plan to the City of Kentwood with a certification by a registered engineer stating that the site grading and the stormwater system were constructed in accordance with the approved plans. A copy of the certification form is available upon request or on the City's website.
2. We will also require copies of the final as-built mylar drawings for the Grand Rapids watermain and sanitary sewer.
3. Remember that, for a Building Permit to be issued, other City departments (fire, assessor, treasurer, water, planning) may have comments regarding this plan. Contact Kentwood Inspections (Renee Hargrave, 554-0781) regarding building permit application procedures, fees, plan requirements and approval status.
4. Once final approval by all departments has been granted, make sure the contractor has the latest approved set of plans before beginning construction!

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

cc: Kentwood Engineering Permit Staff



44TH STREET AND WALMA AVENUE CONDOMINIUM PROJECT

44TH STREET
CITY OF KENTWOOD, MI 49512

ZONING

EXISTING ZONING: R-3
MIN. LOT AREA: 4,000 SF FOR FIRST DWELLING
+ 2,200 FOR EACH ADDITIONAL UNIT
MAX. DENSITY: 12 UNITS PER ACRE
SETBACKS:
FRONT: 35'
SIDE: 15'/30' TOTAL
CORNER: 25'
REAR: 30'
MAX. LOT COVERAGE: 40%

PROPOSED ZONING: RPUD-1 ATTACHED RESIDENTIAL
MIN. PROPERTY AREA: 5 ACRES
DENSITY: TBD
MIN. LOT AREA:
TOWNHOUSE: 6,500 SF FOR 1ST DU
+2,000 SF FOR EACH ADDITIONAL DU
WITHIN A STRUCTURE
MULTI-FAMILY: 4,000 SF FOR 1ST DU
+2,250 SF FOR EACH ADDITIONAL DU

SETBACKS:
FRONT: 20' FOR BUILDINGS
SIDE: NONE, 20' BETWEEN BUILDINGS
REAR: 30' FOR ALL DWELLINGS, BUT CAN BE
VARIED BY P.C. CONSIDERING OPEN
SPACE WHICH ABUTS REAR YARD.
REQUIRED PUD PERIMETER: PROVIDED (MIN):
FRONT: 40' FRONT: 41'
SIDE: 15' SIDE: 20'
CORNER: 25' CORNER: 40'
REAR: 35' REAR: 46'

MIN. OPEN SPACE: 25% OPEN SPACE: 64%



LOCATION MAP NOT TO SCALE

TABLE OF CONTENTS

SHEET G-100	COVER SHEET
SHEET V-101	EXISTING CONDITIONS
SHEET CD-101	CIVIL DEMOLITION PLAN
SHEET C-101	SITE LAYOUT PLAN
SHEET C-200	SESC PLAN
SHEET C-201	GRADING & DRAINAGE PLAN
SHEET C-301	SITE UTILITY PLAN

DESCRIPTION

PER TAX DESCRIPTION FOR PARCEL NUMBER 41-18-27-201-015, KENT COUNTY, STATE OF MICHIGAN.

PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 6 NORTH, RANGE 11 WEST, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING 50.07 FEET, SOUTH 03 DEGREES 00 MINUTES 49 SECONDS EAST ALONG THE NORTH-SOUTH 1/4 LINE FROM THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 03 DEGREES 00 MINUTES 49 SECONDS EAST 254.60 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 287.62 FEET; THENCE SOUTH 56 DEGREES 43 MINUTES 40 SECONDS EAST 463.10 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4; THENCE NORTH 03 DEGREES 02 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE TO THE SOUTH LINE OF 44TH STREET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE 661.25 FEET TO THE POINT OF BEGINNING.



LEGEND

- SECTION CORNER
- SET OUT 'X' IN CONCRETE
- FOUND 1/2 DIA. STEEL BAR W/ CAP #45494
- FOUND 1/2 DIA. STEEL BAR - NO CAP
- FOUND CONCRETE MONUMENT
- TELEPHONE MANHOLE
- UTILITY MANHOLE
- UTILITY HAND HOLE
- TELEPHONE BOX
- FIBER OPTIC VAULT
- TELEPHONE PEDESTAL
- STORM CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- ELECTRIC METER
- SIGN
- TEST STATION FOR UNDERGROUND UTILITY
- ABOVE GROUND MARKER FOR UNDERGROUND UTILITY
- UTILITY POLE
- GUY ANCHOR
- DECIDUOUS TREE

- SECTION LINE
- PARCEL LINE
- ROAD RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- EASEMENT LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE
- WOOD FENCE LINE
- CHAIN LINK FENCE LINE
- BRUSH LINE
- TREE LINE
- TOP OF BANK
- TOE OF BANK
- MINOR CONTOUR
- MAJOR CONTOUR
- ASPHALT
- CONCRETE
- GRAVEL

INTEGRATED
ARCHITECTURE

ATTN: MR. MICHAEL C. CORBY
840 OTTAWA AVENUE NW
GRAND RAPIDS, MI 49503

44TH ST. & WALMA AVE.

CITY OF KENTWOOD, MICHIGAN

PT. OF THE NE 1/4 SECT. 27 T6N, R11W
CITY OF KENTWOOD, KENT COUNTY, MI

Issued for:

No.	Description
A	03/12/2024
B	03/27/2024
C	03/27/2024
D	03/27/2024

Project Manager

RYAN T. YSSELDYKE

Vertical Datum
NAVD '88

Horz. Datum
LOCAL

Drawn by

MARK BROOKHOUSE

Checked by

Survey

Civil

Struc.

L. A.

HEI Project Number

23-12-009

Sheet Title

COVER
SHEET

Sheet No.

G-100

The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising from the negligence, gross negligence, or misrepresentation shall be deemed limited to an amount no greater than the service fee.

HOLLAND
ENGINEERING

220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116



LOCATION MAP
-NOT TO SCALE-

DESCRIPTION

PER TAX DESCRIPTION FOR PARCEL NUMBER 41-18-27-201-015, KENT COUNTY, STATE OF MICHIGAN.

PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 6 NORTH, RANGE 11 WEST, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING 50.07 FEET, SOUTH 03 DEGREES 00 MINUTES 49 SECONDS EAST ALONG THE NORTH-SOUTH 1/4 LINE FROM THE NORTH 1/4 CORNER OF SAID SECTION, THENCE SOUTH 03 DEGREES 00 MINUTES 00 SECONDS EAST 254.60 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 287.62 FEET; THENCE SOUTH 56 DEGREES 43 MINUTES 40 SECONDS EAST 463.10 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4; THENCE NORTH 03 DEGREES 02 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE TO THE SOUTH LINE OF 44TH STREET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE 661.25 FEET TO THE POINT OF BEGINNING.

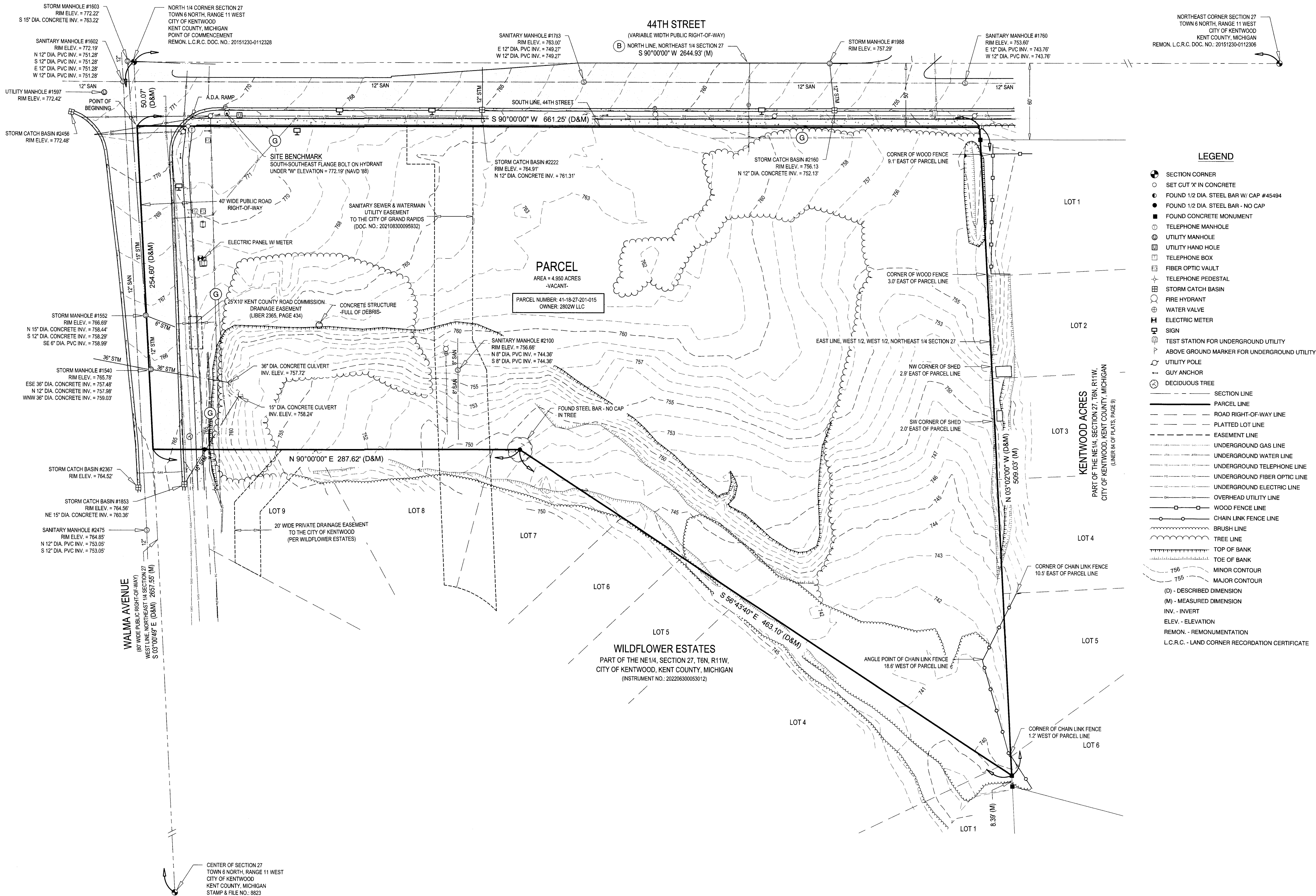
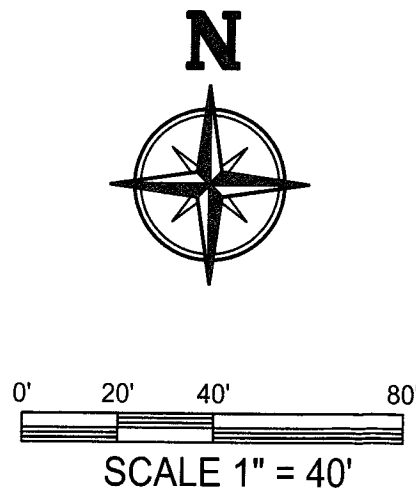
SURVEYOR'S NOTES

- THIS SURVEY WAS PREPARED FOR THE LANDS AS DESCRIBED HEREIN WITHOUT THE BENEFIT OF CURRENT TITLEDOWN AND IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 27, AND HAVING A BEARING OF SOUTH 90°00'00" WEST.
- ELEVATIONS HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- SOURCE BENCHMARK - MICHIGAN DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE SYSTEM (CORS): GRAR
- ALL UTILITIES AND BELOW GROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.
- UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND OBSERVATIONS AT THE TIME OF THE FIELD SURVEY AND FIELD MARKINGS AS THE RESULT OF A MISS DIG TICKET REQUEST. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA. THIS SURVEY SHOULD NOT BE RELIED UPON TO DEPICT THE LOCATION OF ALL UNDERGROUND UTILITIES.
- NOTE: CONNECTIVITY AS SHOWN HEREON IS BASED UPON BEST AVAILABLE INFORMATION. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- NO EASEMENT INFORMATION WAS PROVIDED TO HOLLAND ENGINEERING, INC. AT THE TIME OF THE SURVEY FOR UTILITIES ACROSS THE SUBJECT PARCEL.
- PER THE FLOOD INSURANCE RATE MAP CITY OF KENTWOOD, KENT COUNTY, MICHIGAN, MAP NUMBER: 26081CQ438D, EFFECTIVE DATE: FEBRUARY 23, 2023, THE SUBJECT PARCEL LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- DATE OF FIELD SURVEY: JANUARY & FEBRUARY, 2024

I, MARK O. SCOVILL, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL(S) OF LAND DESCRIBED AND DELINEATED HEREON, THAT THE SURVEY MAP IS A TRUE REPRESENTATION OF THE SURVEY AS PERFORMED BY ME, THAT SAID SURVEY WAS PERFORMED RESULTING WITH A RELATIVE POSITIONAL PRECISION AT EACH BOUNDARY CORNER SHOWN HEREON WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING. THIS SURVEY WAS MADE FROM THE ATTACHED LEGAL DESCRIPTION. THE DESCRIPTION WAS GIVEN TO US BY OTHERS, OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY OTHERS, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS.

HOLLAND ENGINEERING, INC.
220 HOOVER BOULEVARD
HOLLAND, MICHIGAN 49423
(616) 392-5538

MARK O. SCOVILL
MICHIGAN PROFESSIONAL SURVEYOR #4001045504



LEGEND

- SECTION CORNER
 - SET CUT 'X' IN CONCRETE
 - FOUND 1/2 DIA. STEEL BAR W/ CAP #45494
 - FOUND 1/2 DIA. STEEL BAR - NO CAP
 - FOUND CONCRETE MONUMENT
 - TELEPHONE MANHOLE
 - UTILITY MANHOLE
 - UTILITY HAND HOLE
 - TELEPHONE BOX
 - FIBER OPTIC VAULT
 - TELEPHONE PEDESTAL
 - STORM CATCH BASIN
 - FIRE HYDRANT
 - WATER VALVE
 - ELECTRIC METER
 - SIGN
 - TEST STATION FOR UNDERGROUND UTILITY
 - ABOVE GROUND MARKER FOR UNDERGROUND UTILITY
 - UTILITY POLE
 - GUY ANCHOR
 - DECIDUOUS TREE
 - SECTION LINE
 - PARCEL LINE
 - ROAD RIGHT-OF-WAY LINE
 - PLATTED LOT LINE
 - EASEMENT LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND FIBER OPTIC LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD UTILITY LINE
 - WOOD FENCE LINE
 - CHAIN LINK FENCE LINE
 - BRUSH LINE
 - TREE LINE
 - TOP OF BANK
 - TOE OF BANK
 - MINOR CONTOUR
 - MAJOR CONTOUR
- (D) - DESCRIBED DIMENSION
(M) - MEASURED DIMENSION
INV. - INVERT
ELEV. - ELEVATION
REMON. - REMONUMENTATION
L.C.R.C. - LAND CORNER RECORDATION CERTIFICATE

HOLLAND
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The Surveyor's / Engineer's liability for any and all claims, damages, losses, and expenses, but not limited to those arising out of the negligence, gross negligence, or misconduct, warranties or misrepresentations shall amount no greater than the service fee.

INTEGRATED
ARCHITECTURE

ATTN: MR. MICHAEL C. CORBY
840 OTTAWA AVENUE NW
GRAND RAPIDS, MI 49503

44TH ST. & WALMA AVE.
CITY OF KENTWOOD, MICHIGAN

PT. OF THE NE 1/4 SECT. 27 T6N, R11W
CITY OF KENTWOOD, KENT COUNTY, MI

Issued for:		No.	Description	
Date	02/21/2024	EXISTING CONDITIONS TOPOGRAPHIC MAP	A	
Plots are preliminary & incomplete until ISSUED FOR CONSTRUCTION				

Project Manager		RYAN T. YSSELDYKE	
Vertical Datum	NAVD '88	Horz. Datum	LOCAL
Drawn by			
JOHN M. RANKIN			
Checked by	Survey	MOS	Date 02/21/2024
Civil	-	-	-
Struc.	-	-	-
L. A.	-	-	-

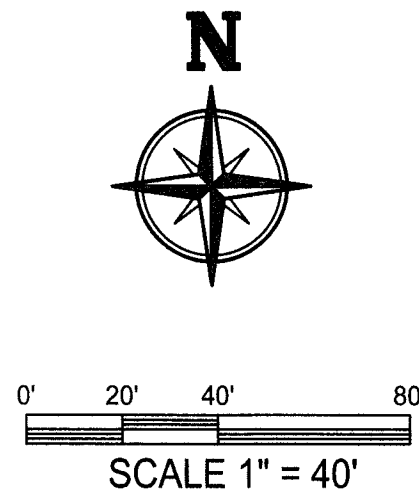
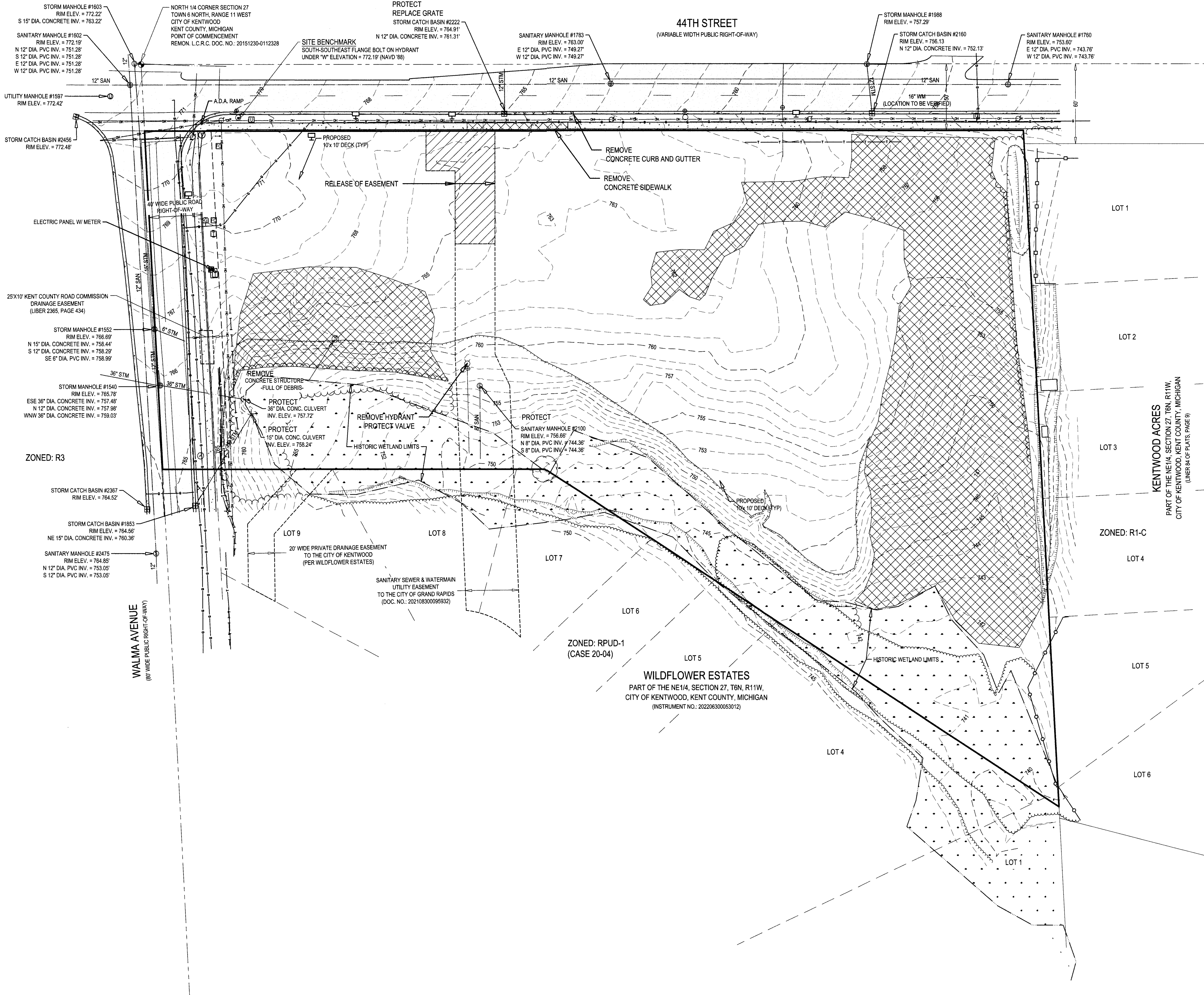
HEI Project Number
23-12-009
Sheet Title
EXISTING
CONDITIONS

Sheet No.
V-101

ZONED: R4

ZONED: RPUD-1
(CASE 41-03)

44TH STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



CIVIL DEMOLITION NOTES:

- SEE BOUNDARY AND TOPOGRAPHIC SURVEY SHEET FOR PROPERTY, EASEMENT, BENCHMARK, ETC. INFORMATION.
- LOCATION OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON SURFACE EVIDENCE AND RECORD INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- DURING CONSTRUCTION, CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER. THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
- CONTRACTOR SHALL PROVIDE BARRIERS, AS NECESSARY, TO PREVENT PEDESTRIAN AND VEHICULAR TRAFFIC FROM ENTERING THE CONSTRUCTION SITE.
- CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- REMOVAL ITEMS ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO VERIFY THE EXTENT OF WORK REQUIRED.
- REMOVE ALL STRUCTURES, CONCRETE CURB, CONCRETE PAVING, ASPHALT PAVING, TREES, STUMPS, UTILITIES, AND OTHER EXISTING SITE FEATURES WITHIN THE LIMITS OF DEMOLITION. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE NOTED AND DISPOSED OF IN A MANNER ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.
- ALL UTILITY LINES SHOWN "X" OUT SHALL BE PHYSICALLY REMOVED ALONG WITH STRUCTURES AND APPURTENANCES. CONTRACTOR SHALL CONFIRM UTILITY LINES REMOVED WILL NOT IMPACT UTILITIES TO REMAIN.
- ALL REMOVALS OF PAVEMENT, CONCRETE, CURB AND GUTTER, ETC. SHALL BE PERFORMED TO THE NEXT JOINT BEYOND THE LIMITS OF REMOVAL. ALL REMOVALS SHALL BE PERFORMED BY SAWCUTTING.
- PROTECT ALL TREES AND SHRUBS NOT SCHEDULED FOR REMOVAL. DO NOT OPERATE EQUIPMENT, STORE, STOCKPILE, OR PARK WITHIN DRIP LINE. HOLD NECESSARY DISTURBANCE TO A MINIMUM.
- ALL TREE STUMPS SHALL BE REMOVED TO BELOW GRADE BY EITHER GRINDING OR COMPLETE REMOVAL IN ALL CASES NO WOODCHIPS AND/OR STUMPS SHALL BE LEFT IN PLACE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITIES REMOVALS WITH PROPERTY OWNER AND UTILITY PROVIDER.
- ALL WORK IN ROAD RIGHTS OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH MDOT, KENT COUNTY ROAD COMMISSION, AND CITY OF KENTWOOD.
- THERE ARE EXISTING WETLAND AREAS ON THE PROPERTY. THESE WETLAND AREAS SHALL NOT BE DISTURBED. SHOULD DISTURBANCE TO THE WETLAND AREAS BECOME NECESSARY, CONTRACTOR SHALL ACQUIRE A PERMIT FROM THE EGLE PRIOR TO ANY DISTURBANCE.
- SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

HOLLAND
ENGINEERING

The Surveyor's
Engineer's liability for any
and all claims, including
but not limited to those
arising out of the
Surveyor's / Engineer's
professional services,
negligence, gross
misrepresentations shall
be deemed limited to an
amount no greater than
the service fee.

**INTEGRATED
ARCHITECTURE**

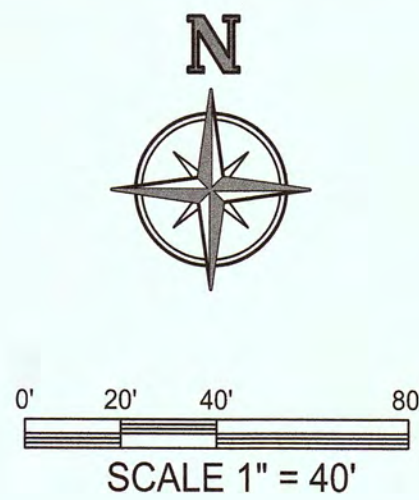
ATTN: MR. MICHAEL C. CORBY
840 OTTAWA AVENUE NW
GRAND RAPIDS, MI 49503

44TH ST. & WALMA AVE.
CITY OF KENTWOOD, MICHIGAN

PT. OF THE NE 1/4 SECT. 27 T6N, R11W
CITY OF KENTWOOD, KENT COUNTY, MI

Issued for:		No.	No.			
Date	Description		A	B	C	D
02/19/2024	EXISTING CONDITIONS TOPOGRAPHIC MAP					
02/20/2024	CONCEPT SITE PLANS					
03/07/2024	ALT. CONCEPT SITE PLANS					
03/19/2024	SITE PLAN					
Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION						

Project Manager RYAN T. YSSLEDYKE	
Vertical Datum NAVD '88	Horz. Datum LOCAL
Drawn by MARK BROOKHOUSE	
Checked by Survey	Date
Civil	
Struc.	
L. A.	
HEI Project Number 23-12-009	
Sheet Title CIVIL DEMOLITION	
Sheet No. CD-101	



ZONED: R4

ZONED: RPUD-1
(CASE 41-03)



DEVELOPMENT SUMMARY:

PROPERTY AREA: 4.95 ACRES
205,425.0 SF - NOT INCL. ROW (4.716 ACRES)
PROPOSED DWELLING UNITS: 33
DENSITY: 33 / 5 = 6.6 D.U./ACRE
REQUIRED AREA: 6,500 SF + 2,000 SF x 32 = 70,500 SF (1.6 ACRES)
BUILDING AREA:
TWO STORY TOWNHOUSE: 13 X 948 SF = 12,324 SF
TOWNHOUSE DOUBLE: 10 X 1,376 SF = 13,760 SF
TOWNHOUSE SINGLE: 10 X 1,184 SF = 11,840 SF
TOTAL BUILDINGS: 37,924 SF

PARKING:
22 SINGLE GARAGE: 22 + 22 IN DRIVEWAY = 44
11 DOUBLE GARAGE: 22 + 22 IN DRIVEWAY = 44
VISITOR PARKING: 12 SPACES
TOTAL PARKING: 100 SPACES

PAVEMENT AREA:
DRIVE PAVEMENT AREA: 21,206 SF
DRIVEWAY AREAS:
7 SINGLE @ 12' x 24' = 2,016 SF
15 SINGLE @ 12' x 20' = 3,600 SF
11 DOUBLE @ 24' x 20' = 5,280 SF
SIDEWALK AREA: 3,485 SF
TOTAL PAVEMENT AREA: 35,587 SF
GREENSPACE: 205,425 - 37,924 - 35,587 = 131,914 SF (64.2%)
DEDICATED OPEN SPACE:

ROAD EASEMENT TO BE 2' WIDER THAN ROADWAY,
1' EACH SIDE.

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PT. OF THE NE 1/4 SECT. 27 T6N, R11W
CITY OF KENTWOOD, KENT COUNTY, MI
(UNDER 64 OF PLANS, PAGE 9)

Issued for:

Date	Description	No.
02/19/2024	CONCEPTS TOPOGRAPHIC MAP	A
02/20/2024	CONCEPT SITE PLANS	C
03/01/2024	ALT. CONCEPT SITE PLANS	D
03/15/2024	SITE PLAN	

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

Project Manager

RYAN T. YSSELDYKE

Vertical Datum

NAVD '88

Horizontal Datum

LOCAL

Drawn by

MARK BROOKHOUSE

Checked by

Survey

Civil

Struc.

L.A.

HEI Project Number

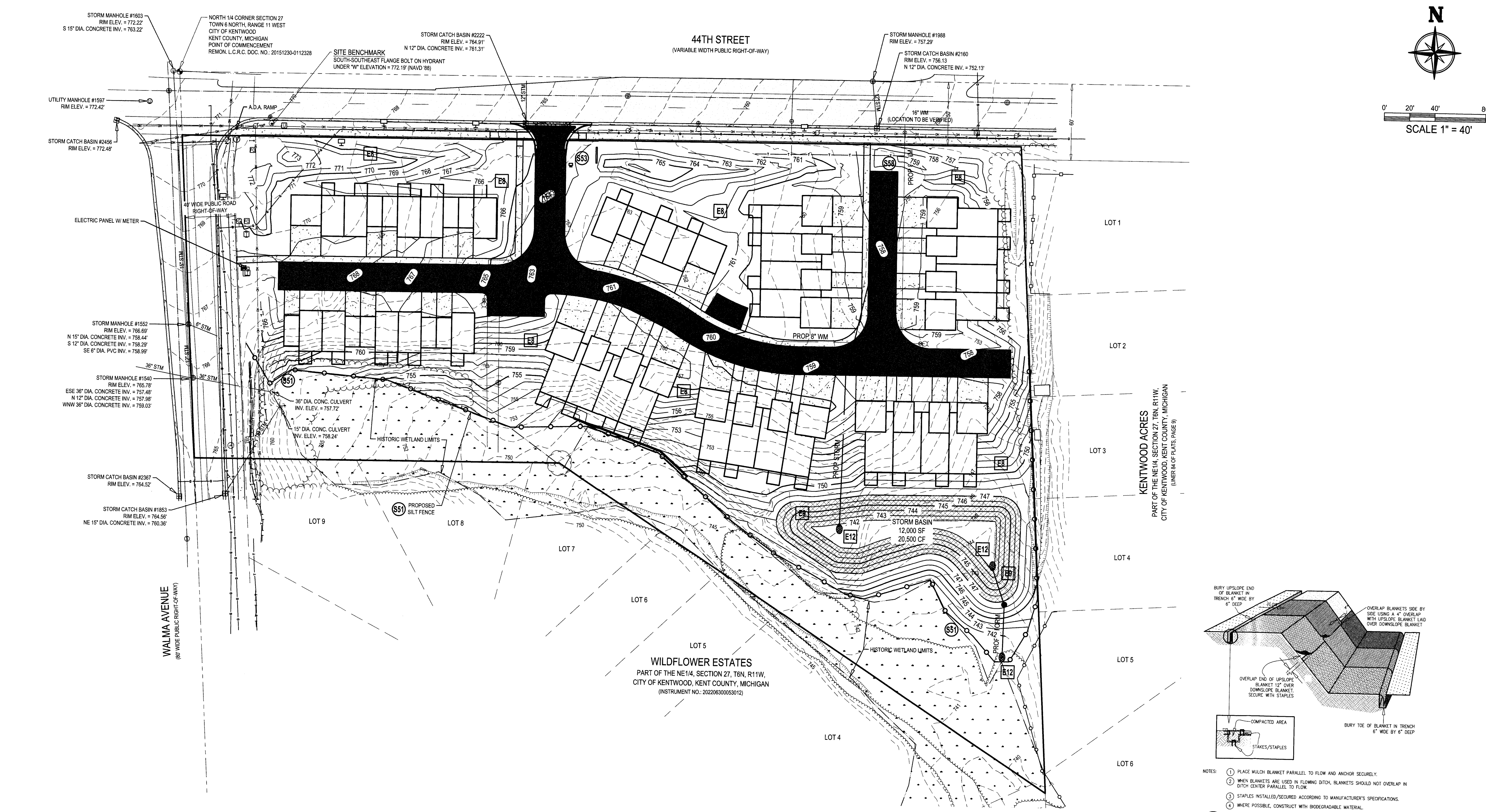
23-12-009

Sheet Title

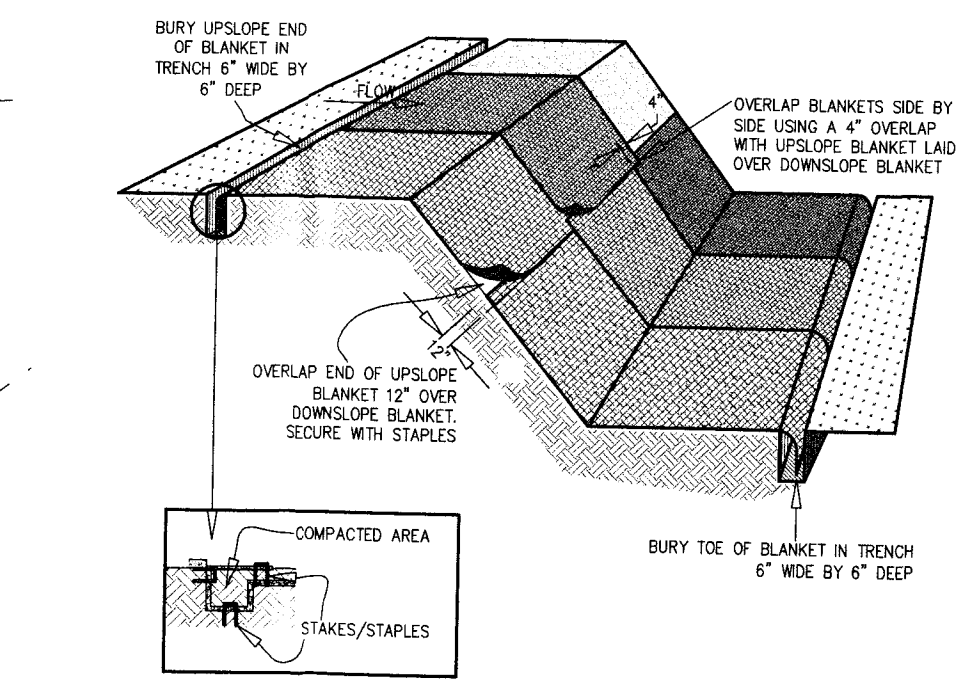
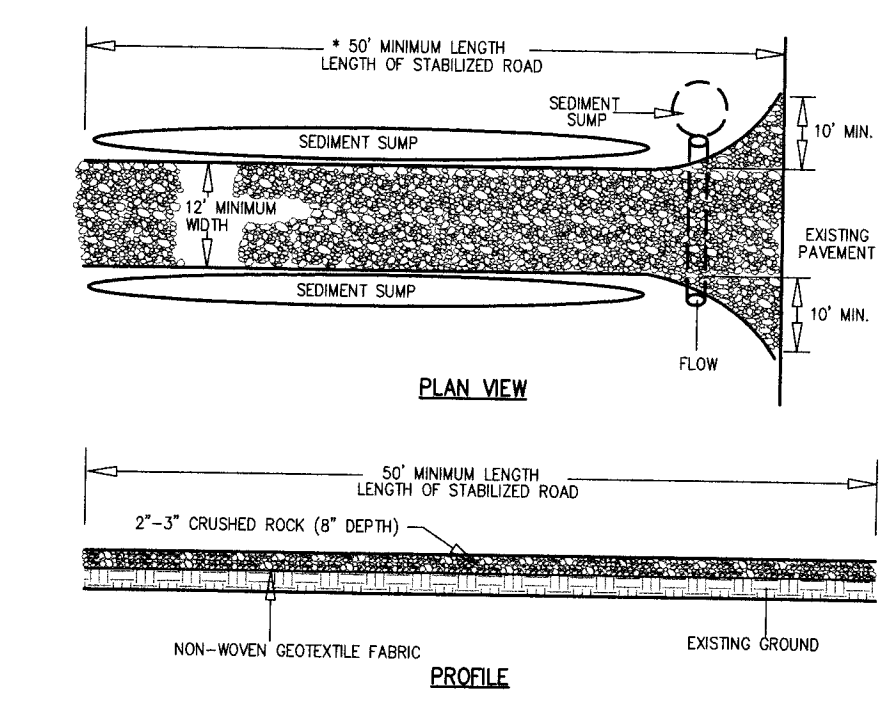
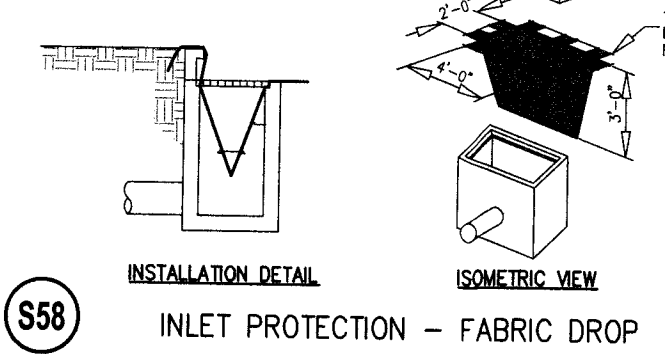
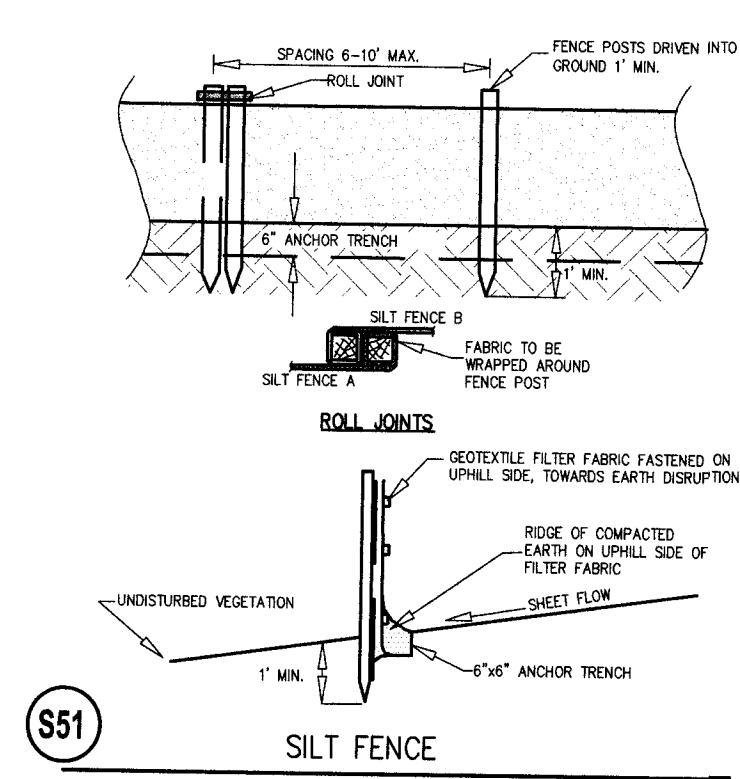
SITE PLAN

Sheet No.

C-101

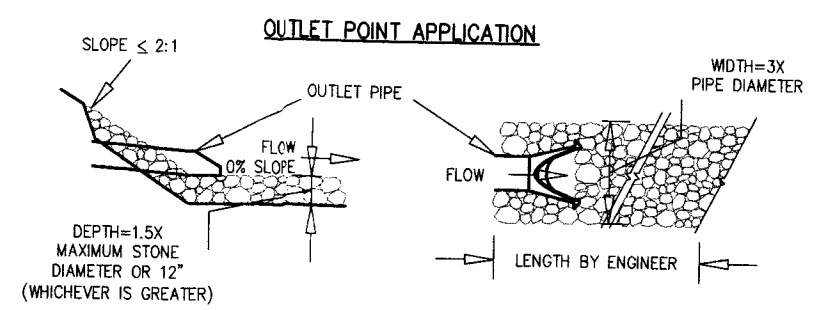
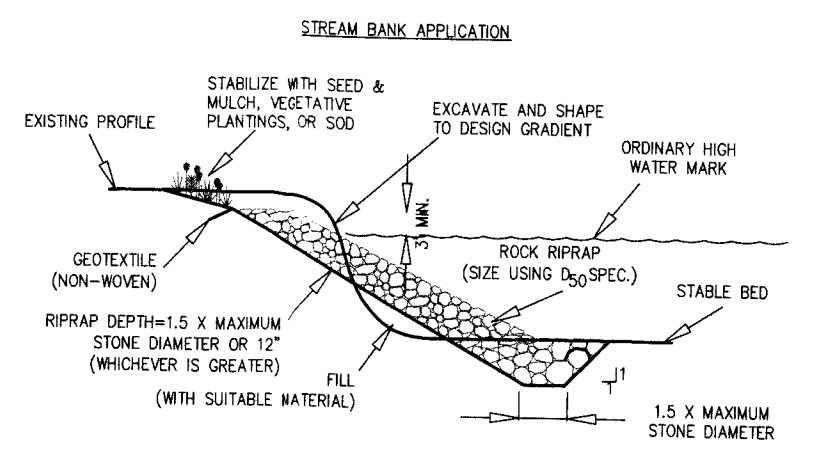


S.E.S.C. LEGEND MICHIGAN UNIFIED KEYING SYSTEM		
E8	PERMANENT SEEDING	Stabilization method utilized on sites where earth change has been completed (final grading attained).
E9	MULCH BLANKETS	On exposed slopes, newly seeded areas, new ditch bottoms, or areas subject to erosion.
E12	RIPRAP	Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
S51	SILT FENCE	Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS	Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP	Use at stormwater inlets, especially at construction sites.



- NOTES:
- PLACE MULCH BLANKET PARALLEL TO FLOW AND ANCHOR SECURELY.
 - WHEN BLANKETS ARE USED IN FLOWING DITCH, BLANKETS SHOULD NOT OVERLAP IN DITCH CENTER PARALLEL TO FLOW.
 - STAPLES INSTALLED/SECURED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 - WHERE POSSIBLE, CONSTRUCT WITH BIODEGRADABLE MATERIAL.

E9 MULCH BLANKETS



E12 RIPRAP

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CITY OF KENTWOOD, MICHIGAN

PT. OF THE NE 1/4 SECT. 27 T6N, R11W
CITY OF KENTWOOD, KENT COUNTY, MI

Issued for:		No.	Date
Description	EXISTING CONDITIONS TOPOGRAPHIC MAP	A	02/19/2024
	CONCEPT SITE PLANS	B	02/20/2024
	ALT. CONCEPT SITE PLANS	C	03/01/2024
	SITE PLAN	D	03/13/2024
Project Manager		RYAN T. YSELIDYKE	
Vertical Datum		NAVD 88	LOCAL
Drawn by		MARK BROOKHOUSE	
Checked by		Survey	
Civil		Struct.	
L. A.		HEI Project Number	
Sheet Title		23-12-009	
Sheet Title		SESC PLAN	
Sheet No.		C-200	

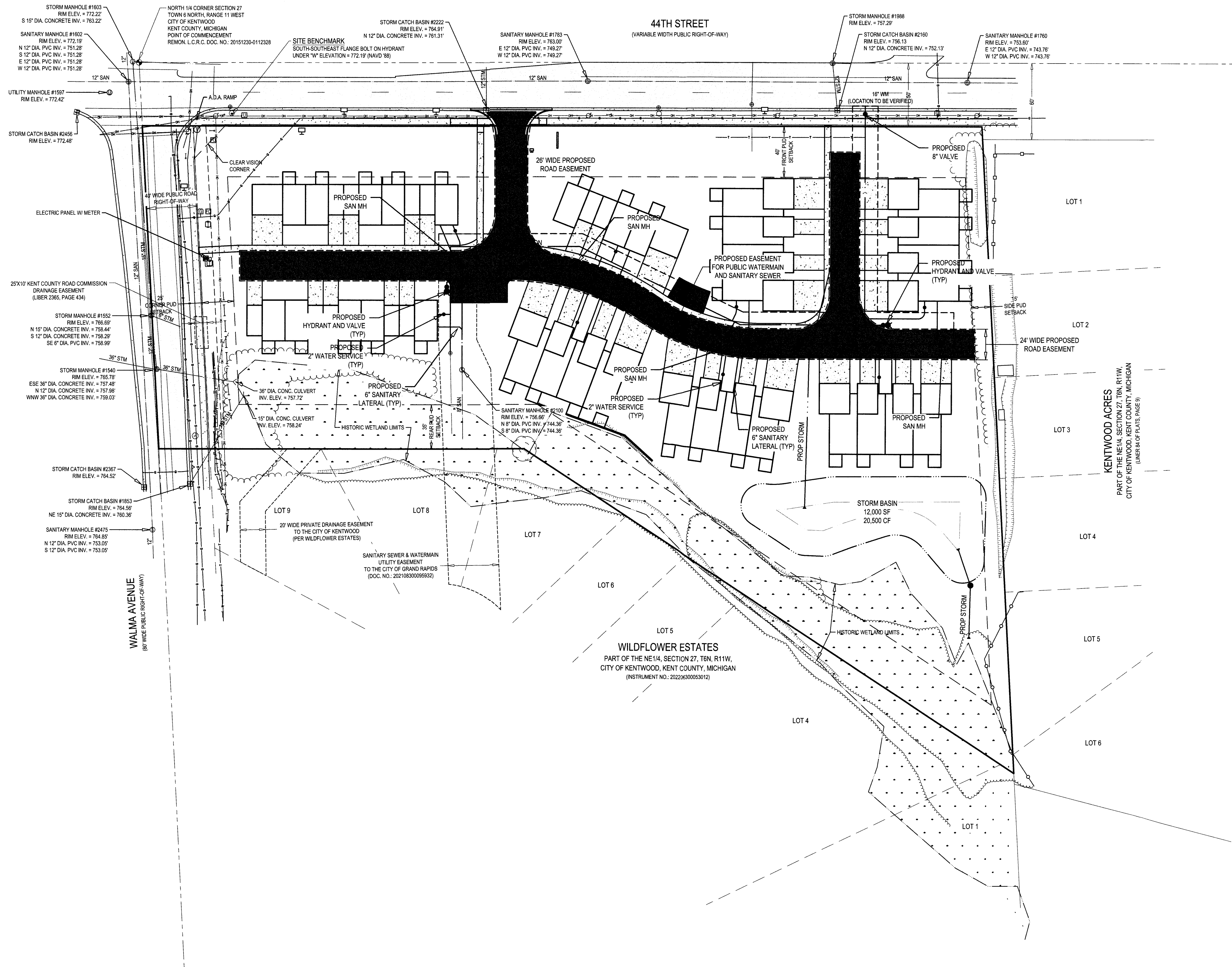
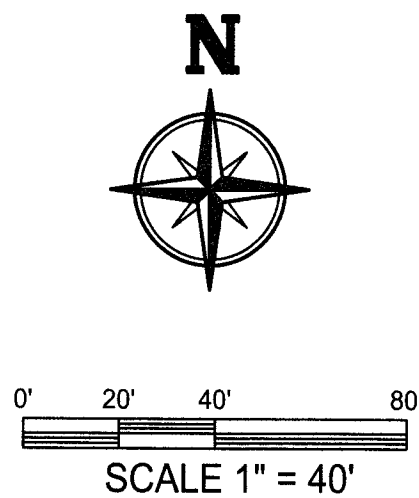
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44TH ST. & WALMA AVE.
CITY OF KENTWOOD, MICHIGAN

PT. OF THE NE 1/4 SECT. 27 T6N, R11W
CITY OF KENTWOOD, KENT COUNTY, MI

Issued for:		Project Manager	
Date	Description	Vertical Datum	Horz. Datum
02/19/2024	EXISTING CONDITIONS TOPOGRAPHIC MAP	NAVD '88	LOCAL
02/20/2024	CONCEPT SITE PLANS	Drawn by	
03/01/2024	A.L.T. CONCEPT SITE PLANS	MARK BROOKHOUSE	
03/15/2024	SITE PLAN	Checked by	Date
		Survey	.
		Civil	.
		Struc.	.
		L. A.	.
HEI Project Number			
23-12-009			
Sheet Title			
GRADING & DRAINAGE PLAN			
Sheet No.			
C-201			
Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION			



HOLLAND
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The Engineer's liability for any and all claims, including those arising out of the performance of the Engineer's professional services, shall be deemed limited to an amount not greater than the service fee.

**INTEGRATED
ARCHITECTURE**

ATTN: MR. MICHAEL C. CORBY
840 OTTAWA AVENUE NW
GRAND RAPIDS, MI 49503

44TH ST. & WALMA AVE.
CITY OF KENTWOOD, MICHIGAN

PT. OF THE NE 1/4 SECT. 27 T6N, R11W
CITY OF KENTWOOD, KENT COUNTY, MI
(UNDER 10' OF PLATS, PAGE 5)

Issued for:		No.	Description			
Date	Description	A	B	C	D	
02/15/2024	EXISTING CONDITIONS TOPOGRAPHIC MAP					
02/20/2024	CONCEPT SITE PLANS					
03/01/2024	ALT. CONCEPT SITE PLANS					
03/15/2024	SITE PLAN					

Project Manager		RYAN T. YSSELDYKE	
Vertical Datum	NAVD '88	Horz. Datum	LOCAL
Drawn by		MARK BROOKHOUSE	
Checked by	Survey	Date	.
Civil	.	.	.
Struc.	.	.	.
L. A.	.	.	.
HEI Project Number		23-12-009	
Sheet Title		SITE UTILITY PLAN	
Sheet No.		C-301	