



AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, FEBRUARY 13, 2024
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE, SE
7:00 P.M.

6:30pm Conf. Rm.#119 – LUZ Committee meeting (Kape, Holtrop, Benoit, Jones)

- A. Call to Order
- B. Pledge of Allegiance (Quinn)
- C. Roll Call
- D. Declaration of Conflict of Interest
- E. Approval of the Minutes of January 23, 2024 and Findings of Fact for: **Case#1-24** – Storage Five Kentwood LLC – Rezoning of 5.87 acres of land from C-2 Commercial to Conditional I-1 located at 1800-1900 44th Street SE; **Case#2-24** –Rezoning of 6.11 acres of land from I-1 Industrial to Conditional C-2 Commercial Located at 5080, 5090, 5140 Broadmoor Ave SE and 4581 – 52nd Street SE
- F. Approval of the Agenda for February 13, 2024
- G. Acknowledge visitors and those wishing to speak to non- agenda items.
- H. Old Business
- I. Public Hearing

Case#4-24 Midwest United FC Practice Facility – Special Land Use and Site Plan Review for a Small Group Fitness and Rehabilitation Training Facility Located at 3445 – 36th Street

- J. Work Session

Case#5-24 – Vanderwall Brothers- Special Land Use and Site Plan Review for a Building Supply Company Located at 3652 29th Street St

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;

- K. New Business

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Set public hearing date of March 12, 2024, for: **Case#6-24** – Structures and Improvements Plan (SIP) 2024-2030

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.

PROPOSED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
JANUARY 23, 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 VanderMeer.
- C. Roll Call:
Members Present: Sandra Jones, Ray Poyner, Darius Quinn, Doug VanderMeer, Sarah Weir
Members Absent: Bill Benoit, Dan Holtrop, Ed Kape, Alex Porter (with notification)
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning and the applicants.

Motion By Quinn, supported by Poyner to excuse Benoit, Holtrop, Kape and Porter from the meeting.

- Motion Carried (5-0) –
- Benoit, Holtrop, Kape, 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 Quinn, supported by Commissioner Poyner, to approve the Minutes of January 9, 2023 and the Findings of Fact for: Case#29-23 – GRR Ancillary – Rezoning of 10.5 acres of land from IPUD Industrial and R1-C Residential to C-PUD Commercial Planned Unit Development and Preliminary Site Plan Review located at the NW corner of 36th Street and Patterson Avenue; Case#25-23 – Master Plan Amendment 52nd and Broadmoor Ave – Change in the Master Planned Land Use Designation from Industrial to Commercial located in the northeast quadrant of 52nd Street and Broadmoor Avenue

- Motion Carried (5-0) –
- Benoit, Holtrop, Kape, Porter absent -

- F. Approval of the Agenda

Motion by Commissioner Poyner, supported by Commissioner Weir, to approve the agenda for the January 23, 2024 meeting.

- Motion Carried (5-0) –
- Benoit, Holtrop, Kape, Porter absent -

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

There was no public comment.

H. Old Business

There was no Old Business

I. Public Hearing

Case#1-24 – Storage Five Kentwood LLC – Rezoning of 5.87 acres of land from C-2 Commercial to Conditional I-1 located at 1800-1900 44th Street SE

Golder stated the request is to rezone 5.87 acres of land from C-2 Commercial to Conditional I-1.

Golder reviewed the voluntarily restrictions offered by they applicant:

- *only self-storage use;
- *only permitted within the existing building footprint;
- *all other property that is not building would only be for parking and ingress and egress;
- *all the storage units fully enclosed within the building;
- *no additional building and structures would be allowed;
- *there will not be any additional height (24 feet);
- *they would improve the façade of the existing self storage facility;
- *the applicant will apply for a variance regarding the setback between the residential use and the proposed industrial use self storage

Golder stated the applicant has also said that they would divide the frontage property up into parcels of land that could be sold off for commercial purposes and then the commercial piece would also remain in the back still zoned C2 Commercial.

Golder stated the recommendation is for approval of the request to conditionally rezone 5.87 acres of land from C-2 Commercial to I-1 Light Industrial with the restrictions as submitted in the Applicant's statement dated November 20, 2023 as well as the applicant's letter dated January 16, 2023 as described in Golder's memo dated January 17, 2024.

Chris Catania applicant, Dave Caldon, from Varnum, Rob Lamar, from Excel Engineering and Doug Taatjes from NAI Wisniski were present.

Dave Caldon, Varnum LLP counsel for the applicant stated they are pleased to see the staff's recommendation in favor of proposed conditional rezoning. He stated they believe the conditional rezoning is consistent with the Master Plan to the extent that the future land use map seeks a conditional commercial use of the site. He stated the conditional rezoning encourages a vibrant commercial development on the key areas of the site that are suitable for the commercial development. He stated it eliminates the need for

hundreds of parking spaces that are unused and unlocks the use of the front of the site especially for commercial outlots.

Caldon stated one of the key goals in the Master Plan is sustainability. He stated the Master Plan notes that building re-use is a key aspect of sustainability and that the redevelopment of vacant buildings and underdeveloped sites should be pursued before undertaking the development of greenfields. He stated the Master Plan also notes that good sustainability practices will minimize waste. It points out that it occurs both in eliminating the construction debris associated with demolition and the use of raw material associated with the construction of a new building.

Caldon stated permitting the adaptive reuse of the existing structure serves to strategically allocate and preserve the I-1 zoned areas for more conventional light industrial uses as discussed at the work session meeting. He stated that preservation of industrially zoned areas for traditional industrial purposes is important to the City. Alternative energy, advanced manufacturing, medical devices, information technology, agri business and food processing are sectors that are deemed pivotal by the City for long term sustainability and job growth in the City. He stated while those uses may not be suitable on this site, the proposed self-storage use is. It would preserve and allocate the existing I-1 zoned areas of the City for those job-creating uses.

Caldon stated at the last meeting the commissioners were given a letter from Trinity Health explaining that even if the rezoning was contrary of the Future Land Use Plan, rezoning is appropriate under Michigan law when property can not be reasonably used for the existing zoning for the purposes to which it is adapted. He stated the real estate broker was also present to explain the attempts that have been made (to date), to sell the entire property for a commercial use and some of his thoughts on the impacts of the proposed conditional rezoning on the site and how it could unlock value and vibrant use of the site.

Doug Taatjes, NAI Winsink commercial real estate broker was present. He stated he has had this property listed since April of 2022. He stated they have worked on this diligently during that stretch of time and they have not had any tours in the building from any user that was interested other than the self-storage. He stated they have not had any reuse of call centers. He stated they have had some interest from small churches and nonprofits that would like to use parts of it, but by in large their pool of interest has been very simple. He stated that they have had three good suitors for the self-storage use that Mr. Catania now has under contract. He stated he likes the way the plan is put together which allows them to develop commercially on the frontage, now and he thinks it will get built out if this use were to be approved.

Jones opened the public hearing.

There was no public comment.

Motion by Poyner, supported but Quinn to close the public hearing.

-Motion Carried (5-0) –
- Benoit, Hotrop, Kape, Porter absent -

Quinn commended that applicant for the great job he has done over the last several months. He stated he is glad to hear that the frontage is still commercial development because he thinks we will need that along 44th Street. He thinks that it will enhance the property. Quinn questioned what would happen if something went wrong and self-storage is no longer there. Golder stated it would revert back to the current zoning if it doesn't happen.

Quinn stated there were questions about parking trucks and vehicles on the site, how does he plan to address this. Catania stated normal business hours will be 9:30am-6pm. There will be no long term parking of trucks. They don't get that many commercial moving companies. Most people come and go in their own vehicles. Catania stated the back piece will remain commercial and will be marketed and sold off or redeveloped. Catania stated there will be no truck parking in the back and they will post signs.

Quinn questioned the number of jobs he anticipates. Catania stated he looks at the number of jobs created for the redevelopment process, and it is hundreds of jobs created for the construction side of it, the construction of the outlot, back lots, the management company they will have, employees people locally from the community to actually work at the facility. Discussion ensued regarding employment. Quinn stated he thinks they will be a good neighbor to those who reside in the apartments; that was his biggest issue. He wants to make sure the people living in the apartments would not be impacted by the redevelopment. He believes it is low impact.

Poyner questioned if there is any need to mention the cross-access easement in the basis. Golder stated that is included in the letter that is part of the conditional rezoning. Catania stated after the work session, they decided to add that guaranteeing the City that there will always be cross access. Golder stated this is important because as those commercial pieces develop on 44th Street, we don't want them to have their own driveways onto 44th want shared driveway through the cross access.

Poyner stated ideally, he would have hoped there was a use that might have been more applicable for a facility like this. But at the same time it has been empty for quite a while.

VanderMeer stated the back parking lot he sees to be ideal for RV's, boats recreational vehicle storage etc. Catania stated that storage of recreational is not allowed in C-2 zoning. VanderMeer stated he wants to make sure they don't deviate from where the front is going to be all glass and you will be able to see the storage doors through the glass. Catania stated Commissioner Holtrop said at the work session that he definitely doesn't want to see doors. Everything will be inside.

Jones questioned if they would come back to the planning commission for the façade. Golder stated they will not have to come back before the commission, it is a use permitted by right. Jones stated she didn't care for the white and red building and she hopes that Catania has different designs. Catania stated yes, neutral colors.

Jones stated she understand the need to develop this parcel and agrees with Poyner and wishes it were something else only because it is such a large building in a prominent place that it would be nice to have some retail there. But, she understands that it hasn't been developed.

Jones questioned how will he ensure that employees don't go into other peoples storage units. Catania stated that goes through the management, their facilities are all managed by third party entities. Catania stated they have tons of checks and balances in place and are fully insured. He stated they screen all of their employees and have multiple levels of management oversight. Discussion ensued.

Jones questioned what items are permitted to be stored and how is it regulated. Catania stated no hazardous material, ammunition, drugs, etc. He stated there is a link to Cubesmart of all of the items that are not allowed. It is very detailed and it is in the contract and managers are trained to look for that.

Motion by Poyner, supported by Quinn, to recommend to the City Commission approval of the request to conditionally rezone 5.87 acres of land from C-2 Commercial to I-1 Light Industrial with restrictions as submitted in the Applicant's statement dated November 20, 2023 as well as the applicant's letter dated January 16, 2023. Approval is conditioned upon basis points 1- 8 as described in Golder's memo dated January 17, 2024.

- Motion Carried (5-0) –
- Benoit, Kape, Holtrop and Porter absent -

Case#2-24 –Rezoning of 6.11 acres of land from I-1 Industrial to Conditional C-2 Commercial Located at 5080, 5090, 5140 Broadmoor Ave SE and 4581 – 52nd Street SE

Schweitzer stated the request is for rezoning of 6.11 acres of land from I-1 Industrial to Conditional C-2 Commercial located at 5080, 5090, 5140 Broadmoor Ave SE and 4581 – 52nd Street SE. He stated there are two properties that are not part of this rezoning request.

Schweitzer stated on January 9, 2024, the Master Plan designation for the properties addressed 5080, 5090, 5140 Broadmoor Avenue, and 4581 52nd Street was conditionally changed from Industrial to Commercial by the Planning Commission and approved by the City Commission on January 16, 2024.

Schweitzer stated this site has a state truckline four lane boulevard running on an angle and then you have a major arterial street. He stated this is a heavily traveled area with a posted speed limit on Broadmoor of 55 miles per hour and the posted speed limit on 52nd Street is 50 miles per hour. The daily traffic volume for Broadmoor Avenue is over 20,000 trips per day and for 52nd Street it is 10,000 trips per day. He stated this comes into play in terms of the conditional approval of the Master Plan Amendment. He stated in this case, because of the location, the traffic volumes and the traffic speeds it is, really important to have a safe progression of traffic through that area. He stated part of that is involved in terms of the conditions that were assigned to the Master Plan change.

Schweitzer stated the applicant came in with a concept plan as far as portraying what they want to do on the property and the merits of the site layout as it is proposed right now, it would not require special land use action by the Planning Commission. It would be permitted use that would go through an administrative review process. He stated they have a concept plan that shows a single access drive onto Broadmoor and a single access drive onto 52nd Street. It is intended to share access not only with the 4 properties aggregated for this development, but it also would provide cross access and shared access onto the street for the two properties on the corner.

Schweitzer stated the Master Plan approval was that it goes from industrial to commercial and that there would be integration in terms of the access and circulation within the property; because of this location it is very important to have that integration. Even though there is a condition on the Master Plan change to develop it as a commercial planned unit development, there is also recognition that if there is a comparable commercial zoning configuration that could accomplish the same end that would also be taken into consideration.

Schweitzer stated Mr. Anderson put together a letter dated December 22, 2023, that outlines his pledge to develop the property with shared access along both frontages and that there would be allowance for circulation within the site between all those properties without having to come back out onto the street. He stated from a staff perspective we felt that this was consistent with the Master Plan condition therefore the basis for the recommendation is as follows: Recommend to the City Commission to find acceptable the voluntary offer from Andrew Anderson dated 12/22/2023, to conditionally rezone 6 acres of property at 5080, 5090, 5140 Broadmoor Avenue, and 4581 52nd Street from I-1 Light Industrial to C-2 Community Commercial and to incorporate the offered conditions into a formal written Conditional Zoning Agreement acceptable to the owner and conforming in form to the provisions of Section 3.29 of the Kentwood Zoning Ordinance.

Schweitzer stated as we go through a change of zoning there are some guidelines found within the zoning ordinance used to review and evaluate the application:

The use is Consistent with Master Plan as noted .

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

The proposed rezoning is compatible with the site's physical, geological, hydrological, and other environmental features.

- The applicant's ability to develop the property with at least one of the uses permitted under the current zoning.

Restaurants are allowed subject to Special Land Use and Stie Plan Review under the current I-1 Light Industrial zoning. The retail and indoor/outdoor recreational uses are not allowed in the current I-1 Light Industrial zoning.

- 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.

There are a range of permissible commercial uses that would be compatible with the surrounding uses and zoning. In addition, there is commercial zoning in the northwest quadrant of Broadmoor Avenue and 52nd Street that already supports the surrounding industrial uses.

- 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.

Existing city infrastructure is sufficient to accommodate the commercial use of the subject site including a Master Pond site west of Broadmoor that eliminates the need for stormwater detention on the subject site.

- 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 requested conditional rezoning to C-2 is as appropriate as a Commercial Planned Unit Development (CPUD) zoning classification.

Andy Anderson was present. He stated he met with staff and the engineering and they are working with MDOT therefore the driveways will be up to par with MDOT and the City of Kentwood.

Jones opened the public hearing.

There was no public comment.

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

- Motion Carried (5-0) –
- Benoit, Kape, Holtrop Porter absent –

Weir questioned the corner lots that he is not purchasing what is going to do with them. Anderson stated if he had the money, he would definitely buy them especially if they are still vacant in 2 years and profitable. Discussion ensued.

VanderMeer thanked him for moving the access points. VanderMeer questioned if everything was addressed in the basis points when they went in front of the City Commission. Schweitzer stated through the Master Planning process. The City Commission reserved the right to review the action by the Planning Commission. They reviewed it and were fully in support of the action taken by the Planning Commission; not only the change from industrial to commercial, but also the associated conditions. Schweitzer stated they had similar questions regarding industrial versus commercial and in the end, there were two board members that had the concern and they seemed satisfied with the information provided by Paul Isley from GVSU and then confirmed they were in support.

Poyner stated we discussed whether the two lots that the applicant isn't going to purchase were to be rezoned as well. He questioned would it be better procedurally or legally to consider those two properties being rezoned to commercial. Schweitzer stated going through the Master Plan change the notifications were provided to the property owners on the corner. As we got towards the end of the Master Plan change process we reached out directly to the two property owners rather than just sending them a notice. He stated we informed them that if they want their properties be changed to commercial use consistent with the Master Plan change that they would have that opportunity, but it is their decision when or whether to do that. Discussion ensued.

Motion by Quinn, supported by Poyner, to recommend to the City Commission to find acceptable the voluntary offer from Andrew Anderson dated 12/22/2023, to conditionally rezone 6 acres of property at 5080, 5090, 5140 Broadmoor Avenue, and 4581 52nd Street from I-1 Light Industrial to C-2 Community Commercial and to incorporate the offered conditions into a formal written Conditional Zoning Agreement acceptable to the owner and conforming in form to the provisions of Section 3.29 of the Kentwood Zoning Ordinance. Approval is conditioned on basis points 1-7 described in Schwetzer's memo date January 18, 2024.

- Motion Carried (5-0) –
- Benoit, Kape, Porter, Holtrop absent -

J. Work Session

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;

Golder stated the proposed development is location on an overall 66.64 acre property located west of Wing Avenue and south of 52nd Street. The proposed 2020 Master Plan recommends low density residential use for 26 acres of the proposed development that is east of Breton Avenue extended. The 35 acres of the development that is west of Breton Avenue extended is planned for medium density residential, and the approximately 7 acres of land at the intersection of Breton Avenue extended and 52nd Street is recommended for high density residential. She stated if the maximum density were permitted in each master plan designation, approximately 300-469 housing units would be permitted. 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 building) 51 -triplex townhouse condominiums (17 buildings) 88 fourplex townhouse condominiums buildings.

Golder stated the Master Plan was amended to recommend high density residential when we were going to have an apartment complex, but that didn't happen. Medium density was recommended on the west side Breton and low density on the east side of Breton. She stated high density residential means it is 8-12 units per acre, medium 4-8 units per acre and low is 0-4 units per acre. Averaged out the maximum would be between 300 and 469 units that are possible if they want to be consistent with our Master Plan. That would equal 6.82 units per acre. She stated what is being proposed is 256 units and that is 3.84 units per acre. She stated when you look at the net density you have to take out the right-of-way They have done that to some extent and that is 4.93 units per acre. She stated what the applicant didn't add was a utility easement that goes out to the east to Wing Avenue. Once they add that in to calculate net density it should still fall within the maximum 6.82 units per acre.

Golder stated the project involves the extension of Breton Avenue. She stated Breton extended would go through and connect eventually with Breton Avenue coming from 60th Street. The City did a couple iterations of the precise plat of Breton Avenue over time. The precise plat had to be amended for Bretonfield and with this new proposed development by Allen Edwin it will have to be amended again because there is a bit of a curve in the proposed road.

Breton Avenue is proposed with 80 feet of ROW with one lane in each direction , a center turn lane and a requirement for medians. The west side would have a non-motorized trail, the east side would have a sidewalk.. She stated staff is going to require a traffic study of the applicant. That will help us determine what the intersection of Breton at 52nd Street looks like. She stated they will also look at traffic light timing and where the medians should be located so there is adequate space for turning. There will be a new light at Breton and the developer will participate in the cost of that new light/intersection improvements.

Golder stated regarding the site characteristics, there are a lot of wetlands that go through the site. The applicant is showing 6 detention ponds. The City Engineer is asking for those to be combined. But because of the wetlands, 31 acres will remain as open space on the site. The applicant in their statement said that they would make all reasonable efforts to preserve the mature trees and the associated open space after all the construction takes place. She stated we know from our PUD requirements that there is an emphasis on preservation of natural features, preservation on woodlands and trees. One of the submittal requirements is to assure that trees and woodlands are shown on the site plan. There is a tree survey that you have to locate trees that are over 6 inches in caliper or greater. If these trees are taken out, they can be replaced on a caliper by caliper basis. The preliminary submittal requirements also ask for a narrative description of those open space features. We will want to know how the developer intends to preserve the open space and what measures they are going to take so that they can be very intentional about making sure that nothing is inadvertently taken out.

Golder stated that development phasing will start from the north at 52nd Street and go south eventually going over the Paul Henry Trail. Our private road regulations say that you can't have more than 1,320 feet which is a ¼ mile without a secondary access. After that the developer will have to find another way to get secondary access for the Fire Department. In the Bretonfield development they built a separate access drive that served as a fire lane in the interim and a construction road. She stated that overall the roads appear to meet our private road standards. We amended our private road standards to require more sidewalk. If private road serves more than 16 units you must have two sides of sidewalk. Some of the streets do and some don't have adequate sidewalk. Therefore, the developer will have to extend those sidewalks so there is two sides of sidewalks on any street that have more than 16 homes.

Golder stated Fire Department also needs to look at the turn arounds and make sure that they can access all the streets. She stated she has asked the developer to look at all the setbacks because it is hard to tell at this scale whether the homes meet all the setback requirements of the zoning ordinance.

Golder stated in Phase 1 there are 24 site condominium lots. The zoning ordinance states if you have lots in RPUD-1 they have to be 6,500 square feet. These are proposed to be 3,264 square feet. The homes are accessed by the private road, that is their main point of access. It is different concept. Golder displayed images of what these might look like.

Golder stated we have draft architectural regulations that the city had been working through. She thought it was a good opportunity to look at how our proposed standards would affect this new development. With the single family homes in Phase 1 it looks like they meet the transparency requirement. It is not clear whether they meet the corner lot transparency requirement. She stated a lot of them don't seem to have windows on the side. It appears that they could meet at least 4 of the architectural design elements for the façade. We will be looking for variation in color and design elements.

Golder stated the duplex condominiums does not appear to meet the transparency requirement. She stated one of the standards for duplexes is you can't have those two garages adjacent to each other because you create the excessive concrete out front. She stated we would want the garages on either side of the duplexes. They might have issues meeting the architectural standards, but it gives them something to work on.

Golder stated also in the site plan she thought that the single family buildings look like duplexes that have been cut in half. She stated they have done a good job in sitting the garage back. If the garage is back 15 feet, it doesn't count towards the façade requirements but when they are separate single family units our new regulations say those garages have to be back 35 feet in order to meet the new standards. There are 11 of these single family units.

Golder stated for the rest of the development there are two types of houses. There are townhouses that load in the front and then there are rear loading townhouses. She stated the rear loading townhouse appear to meet the transparency requirements because the garage is in the back. She stated with the rest of the townhouses, the middle units may meet the transparency requirement but the outer units may not. She stated for the homes with the garages behind, may meet the standards that we have. She stated there are a lot of standards that don't have anything to do with architecture. Therefore, we will have to see if the developer can meet those standards. We haven't adopted the new standards yet, but we are heading that way therefore we would like them to meet the standards as much as possible.

Dan Larabel, with Allen Edwin Homes was present. He stated they have been working on this project for a while and it is a very challenging site. The Breton Avenue connection is common. He stated what it not common is the amount of wetlands. He stated this is a real challenge. He stated the State is very keen on avoidance and any impact on wetlands. He stated with respect to the streets crossing wetlands the State sees as pretty reasonable impacts. Houses, buildings, driveways, they do not see as reasonable impacts and the State wants avoidance of wetland impact at all cost. He stated they have a lot of street crossings, building impacts. They will have to work through those. He stated but they are trying to balance the high density Master Plan designation and the economics of the site.

Larabel stated another element of the site that is hard to see on any plan is the topography. There are a few different ravines on this site starting in phase 1 and 2 running in east/west fashion. Phase 2 and 3 ravines also run into east/west fashion and then there is another one in Phase 4. He stated the ravines pose more of a challenge from how do you fit a building, a road, the utilities, the grading, etc. That is where the challenges comes.

Larabel stated when they look at the site one of the things they do is find out where is all the storm water is going and where are they going to detain it and where is it going after that. He displayed pictures from the engineer for the basins. He stated the engineer wanted to minimize the disruption to the current existing flowing paths. The engineer

also kept in mind that EGLE doesn't really want detention basins out into the regulated wetlands; they don't look at that favorably. He stated but it is not to say there is nothing they can do about that; they will look at the storm water design.

Larabel stated all of these conditions create unique opportunities and unique challenges but mostly they create constrained building areas and a narrow category of product that can work. He stated with design priorities, they want to focus on aesthetics of Breton Avenue and 52nd Street. They want front facades on 52nd Street, minimize rear buildings facing those corridors and they wanted to enhance the natural preservation as much as possible, particularly along Breton Avenue. He stated they will try to get as much preservation there because that always adds a lot of value.

Larabel stated one of the varieties of housing types is going back to front porches, front façade architectural upgrades, garage placements for value and quality. He stated customers value two stall garages, three bedrooms preferably four; quartz counter tops, backsplashes, name brand fixtures, vinyl plank flooring, etc.

Larabel stated 256 units planned for this site is low for this site but that is what they thought is a cross between what the City would like to see and what would work well for the site. He stated they have site condominiums and condominium units. Breton Avenue is the public street extension. The remaining streets on the site would be private. He stated 30.9 acres of open space equating to about 50 % of the site will be for open space preservation, recreation etc.

Larabel stated there are 4 different types of product.

Larabel displayed renderings of a site condominium unit. He stated this is a high density area. The lot is 32 feet wide, the home has 6 foot side setbacks. It is a 20 foot wide house, 1,600 square foot, slab on grade. The main floor has a kitchen, great room, bathroom. Upstairs are 3 bedrooms and laundry. In the back a detached garage (20 foot wide by 24 foot deep). He stated they call these condominiums the terrace homes because there is a patio in between the house and the garage.

Jones questioned if there are any side windows. Larabel stated they did not put side windows on these homes, they are 12 feet apart. He stated they focus the windows on the front and the back.

Larabel stated the next product is the 1640 duplex. It is a prominent front porch. front load garage, 1,600 square foot home that can be a slab on grade or it can be a full basement. He stated these can be attached or detached. They can have 3 bedrooms and have a 4th bedroom option that would bump out over the garage.

Larabel stated the next product is the 1450 townhouse. He stated this has a prominent front porch, similar architectural elements with the brackets, and the dormers over the windows and the different materials. They are strategically oriented to front on Breton

Avenue to break up the street scape. He stated the downside of this product is that it is very resource intensive. It is not compact and it takes up a lot of space. He stated the thing that jumps out to him is that you have driveways and wetlands. The first clash with the State is that first building on Breton Avenue. He stated he is balancing the local desires and the State requirements. He stated these townhomes are going to be your most expensive units. They are on the smaller side but the most expensive. He stated you will drive in the back and it is a 20x20 garage, walk into a kitchen and a great room, second floor has three bedrooms.

Larabel stated the fourth product is the front load townhouse. She stated this is the least intensive, the most bang for your bucks, the smartest dwelling unit per square foot. He stated this a product that they build down the street on Walma. It is 1,450 square feet, it has a kitchen, garage, great room on the main floor, three bedrooms upstairs. They are listing them for 280k-310k.

Larabel stated they see walkability as the highest utilized amenity. He stated they incorporated a lot of walkable elements along Breton Avenue, 10 foot wide path, sidewalks on every street, connectivity to every street, connectivity between cul-de-sacs. In Phase 3 and 4 on the west side of the site, there is a hard surface path connecting the two cul-de-sacs. They have some natural pathways, hard surface pathways, playgrounds throughout, (they tried to spread them through the site), Phase 2 has a tot lot and a pavilion. In Phase 4, a playground and a recreation field is proposed. Phase 6 has a playground. Phase 7 has connection to the Paul Henry Trail a five-foot hard surface trail. Then eventually with the connectivity of Breton Avenue you would have the full 10 foot wide connection down to the Paul Henry Trail.

Larabel addressed the staffs comments about sidewalks. They did want to have some flexibility on the sidewalks based on the constraints of the site. He stated that they will look at where they can maximize the sidewalks as much as possible.

Larabel stated the 52nd Street non-motorized trail was on the staff report. He stated on 52nd Street, there is an existing 10 foot wide trail that was built west of Breton and on the north side of 52nd Street. He stated there are only a few developments, on the south side of 52nd Street (which is where the 10 foot wide pathway is being recommended. The 10 foot wide pathways should be required on the north side of 52nd Street.

Larabel stated there is a 1,320 linear foot ordinance for dead end cul-de-sacs. He stated it is not uncommon, but he typically sees that applied to a permanent street. He stated it is being applied to Breton Avenue which is proposed to being built in phases. He stated he is asking for relief on that 13:20 feet gets you through about Phase 3 and you still have 4 more phases of Breton Avenue to go. He stated if he were to tell the investors that they have to go and build all of Breton Avenue it is not going to go over well. It is going to be a big challenge. From fire perspective. Breton Avenue is a wide street, a three-lane street, therefore he hopes that would weigh into that equation.

Quinn stated he thinks the land preservation subcommittee should meet as we begin to look at filling some of these larger spaces in Kentwood. Quinn suggested maybe the standards would be provided to the developer in advance so renderings could be drafted to meet those standards. Larabel stated they are aware of the standards and there has been a lot of work going on with them and they didn't brush them off, but he did not use them as a firm ordinance requirement. Quinn stated over the last year the City and Planning Commissioner have come up with standards. Golder stated that information has been shared with Allen Edwin. Discussion ensued. Quinn stated visitor parking should be something the developer should look into as well.

Poyner questioned if we should have another work session since so many commissioners are out. Golder stated she thinks it would be a good idea. Golder stated she doesn't think it would be a good idea to make a recommendation to the City Commission in just two weeks. Poyner questioned if there was a requirement of how many single family homes would be in this development. Golder stated no she thinks the only thing the Master Plan recommends is density. Poyner stated regarding the sidewalks, if there are more than 16 units then there has to be sidewalks on both sides. Golder stated that is what the ordinance requires, however PUD's can be flexible on those standards, but we want it to be walkable as well. Poyner questioned the speed on Breton Avenue. Larabel stated they have it designed at 45 miles an hour. Schweitzer stated we would probably post it at 35-40 we are trying to balance it out in terms of keeping the speeds down and a safer environment.

Poyner asked regarding the elevations if they haven't been adopted can we have it as a firm requirement that the applicant needs to meet those standards. Golder stated it was up to the commissions, there were some disagreements between Planning and City Commissions as to what was acceptable from an architectural standpoint. She stated having something to at least start with is a good idea, but always in a PUD you have the ability to ask for additional standards. Poyner questioned how the elevations are going to look along 52nd Street Poyner pointed out the houses on 60th Street and how you look at the back of them. There was some concern about how that was done. Larabel stated on the west side of Breton Avenue you have the rear load townhouse, but the goal there would be more plantings and a preservation buffer. Larabel stated he doesn't want to over state preservation of the existing are because the current property owner mowed that area down. They can plant trees and enhance it and keep those houses on the cul-de-sac away from the street, but the goal was to minimize the rear buildings that back up onto 52nd Street.

Poyner questioned if there is anything we can do to minimize the owners amount of units they will be able to rent. Larabel stated they do build rental houses, but he can tell him that the product, the tenants, the residents aren't any worse. Larabel stated in a condominium you have less ownership of the exterior compared to a site condominium or a plat. Golder questioned if he has a percent that he is looking at for rentals. Larabel stated he doesn't have a percent to offer right now, it wouldn't be their first development with a percentage of buildings that would be rented.

Larabel stated regarding the sidewalk comment on the City owned property there is a 5 foot concrete walk proposed. He stated there hasn't been any conversations with the City about crossing that, this is concept at this point but he would think that it would be a developer installed improvement.

VanderMeer stated on Phase one he doesn't like the single units. He stated he appreciated the front of the house facing 52nd Street. He stated he cringes every time he drives down 52nd and looks at the north side across from Bailey's Grove entrance because he is looking at the back sides of those units. He stated he would ask on the outer units that he would definitely try to put some windows there. Vandermeer stated the detached garages he also doesn't like. VanderMeer stated he disagrees with the applicant as it relates to the non-motorized trail on the north side of 52nd Street only. He stated he would highly recommend one on the south side. VanderMeer asked about the snow removal in the cul-de-sacs. Because of the wetlands, will they be able to accommodate the snow. Larabel stated he would hope so, on a cul-de-sac it is a common question, that is part of having a cul-de-sac, you push the snow where you can.

VanderMeer stated as it relates to renting, he is not in favor of having additional rentals in the Kentwood area. VanderMeer questioned if our school system is ready to handle another 250 homes. Jones stated that from her understanding the school district is kept aware of development. Part of the reason they have Hamilton being converted back to an elementary school from the preschool program, is because of all the developments and housing. VanderMeer stated he would like to see the percentage of renters proposed.

Weir stated she is excited about the possibility of having renters, because she is the homeless coordinator for the school district. She stated she is very aware that there is not enough space for families.

Jones stated she would like to see a variety of homes and not have the same houses duplicated close together. She said the Allen Edwin homes on 60th Street is what we don't want, and this development was the catalyst for the guidelines that we are working to develop. Jones let the applicant know that there may be things that the commissioners are going to require of them. She stated just know that we are not going to give them a lot of wiggle room just because of history. She stated we will be a lot more prepared. Jones stated that she would like to see a variety of homes to make sure that they are not all the same. She is concerned about the number of windows, the transparency on the front facing facades and we want to make sure there are windows facing the street on the homes on a corner or the back facing the street.

Jones stated related to the duplexes, the renderings that they have she understands this is conceptual, however, the duplexes with the garages side by side is going to be a no go because it has such a wide expanse of concrete. She stated we would like to move away from that sort of look. She stated we will have another work session because she does agree that the commissioners who aren't able to be there need to have an opportunity to share their thoughts. She stated she thinks we can get to where they need to get, but, she

doesn't think there is going to be as much flexibility in the process that the developer might have hoped for. She stated the commissioners are going to be very up front with them.

Larabel stated they are trying to balance what they believe will deliver a good product to the market and the municipality. Larabel questioned if the commissioners are expecting two garages to be on the exterior and the dwelling unit to be in the middle. Jones stated that is correct. Larabel stated what you are going to run into with that is that you are losing bedrooms and will go to two bedrooms most likely. He stated he will have to look at it because you are adding a giant firewall and losing the opportunity for windows for the bedrooms. Jones stated it could be garage house, garage house. Larabel stated they can look at that. Golder questioned if Larabel has other examples the commissioner can look at. She suggested to go and look at the townhouse units on Walma if they can. Discussion ensued. Larabel stated they wouldn't want to go with more two stall garages. They can do different color schemes. Larabel stated renderings and black line drawings is what he would be able to provide.

Case#4-24 Midwest United FC Practice Facility – Special Land Use and Site Plan
Review for a Small Group Fitness and Rehabilitation Training Facility Located at 3445 –
36th Street

Pung stated the request is for special land use and site plan review for a small group fitness and rehab training facility. He stated the applicant will be locating within an existing building off of 36th Street. He stated their intent is to use up to 13,500 square feet of the existing almost 20,000 square foot building for an indoor turf training space with an instructor to trainee ratio of up to 1:8. There are no changes proposed to the exterior of the building or the exterior of the site.

Pung stated typically the zoning ordinance under the current definition would restrict the use to no more than 4,976 square feet with an instructor to trainee ratio of 1:4. He stated in November of last year the applicant went to the Zoning Board of Appeals and received variances to allow up to 15,000 square feet for the use with an instructor to trainee ratio of 1:8.

Pung stated in the description that they provided the applicant indicated that the facility would be used for practices and small side drills year round. There will be no league matches games or tournaments played at the facility. He stated staff will be looking for a revised operations description to show expected hours of operations, when the offices will be occupied and by how many people, when will the training side of the facility be used and how does that mesh with parking. Pung stated we are looking at the applicant to provide some detail for the parking demand over the course of the day, their expected instructor to trainee ratio of 1:8, what they got a variance for, but we want to have that written within the operations description. He stated we also want to clarify in the operations statement that there will be no spectator events or any types of games, no league matches, no scrimmages strictly limited to training.

Pung stated it is also zoned industrial to the west and everything there are offices and clinical uses. The uses to the west no longer involve the use of semi tractors and trailers. The proposed use should be a compatible use to what is going on, it will be your standard passenger vehicle traffic.

Lewis Robinson, Executive Director with Midwest United was present.

VanderMeer stated there will be different training sessions and the parents. Pung stated we don't want to have it opened to the public where it turns into a spectator event. The intent is supposed to be a training facility only.

Robinson stated the field is big enough to take a youth soccer group of 8-10 year olds to play a 6 vs 6 scrimmage which could be part of their practice depending on the training philosophy. He stated the field could probably take a maximum of 16 kids. He stated they have chosen not to put space around the edges for bleachers and benches It wouldn't be big enough to hold league games with referees.

Poyner questioned how many parking spaces are available. Pung stated currently as it is designed there are 33 parking spaces. Pung stated they won't be using the overhead doors therefore those areas could be converted into additional parking if they need it.

Jones stated she thinks it is a great use for that space.

K. New Business

Motion by Quinn, supported by Poyner, to set public hearing date of February 27, 2024, for: Case#5-24 – Vanderwall Brothers- Special Land Use and Site Plan Review for a Building Supply Company Located at 3652 29th Street St

- Motion Carried (5-0) –
- Holtrop, Porter, Kape Benoit absent -

L. Other Business

1. Commissioners' Comments

Quinn suggested putting a meeting together discussing how we got to the 70/30 ratio and the housing need in Kent County. He stated he thinks it is part of our due diligence as a commission and where policy has such an impact on members of our Kentwood community.

Jones stated on any given night in Kent County there are roughly 120 homeless families who are staying in church basements, hotels, and shelters. Discussion ensued. She stated she had strong feelings regarding the number of rentals in Kentwood, but knowing what she knows and being where we are as a community it is time to reevaluate some of those positions because there is a need and everyone deserves a place to stay. Discussion ensued.

Robert Iafrate, resident of Kentwood 5300 Stone Briar Ct was present. He stated he is a real estate agent. He stated it helps to have more housing it allows people to upgrade and then it opens up another space. Discussion ensued.

Commissioners offered no additional comments.

2. Staff's Comments

Schweitzer stated if the commissioners know of someone who would like to serve on the Zoning Board of Appeals we have an alternate position open and to please let staff know.

M. Adjournment

Motion by Commissioner Weir, supported by Poyner, Commissioner to adjourn the meeting.

- Motion Carried (5-0) –
- Holtrop, Porter, Kape, Benoit absent -

Meeting adjourned at 9:30pm

Respectfully submitted,

Ed Kape, Secretary



**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
FEBRUARY 13, 2024**

Golder 1/17/24

PROJECT: Storage 5 Conditional Rezoning

APPLICATION: 1-24

REQUEST: Conditional Zoning of 5.87 acres of land from C-2 Commercial to I-1 Light Industrial

LOCATION: 1800-1900 44th Street SE

HEARING DATE: January 23, 2024

MOTION: **Motion by Poyner, supported by Quinn, to recommend to the City Commission approval of the request to conditionally rezone 5.87 acres of land from C-2 Commercial to I-1 Light Industrial with restrictions as submitted in the Applicant's statement dated November 20, 2023 as well as the applicant's letter dated January 16, 2023. Approval is conditioned upon basis points 1- 8 as described in Golder's memo dated January 17, 2024.**

- **Motion Carried (5-0) –**
- **Benoit, Kape, Holtrop and Porter absent -**

BASIS:

1. In 2004 the State of Michigan passed Public Act 579, allowing for the conditional rezoning of property. In a conditional rezoning, a landowner voluntarily offers to restrict use of a property as a condition of rezoning.
2. The applicant has requested the rezoning of 5.87 acres of land located at 1800-1900 44th Street from C-2 Commercial to I-1 Industrial, subject to the self-imposed restrictions detailed within the applicant's narrative dated November 20, 2023 and letter dated January 16, 2024. The statement

- includes the applicant's intent to restrict the use of the existing 116,057 square foot building to self-storage, with no building additions or expansions. The applicant also committed to improve the façade of the building and restrict other portions of the 5.87 acre site to ingress, egress, parking and utilities.
3. The Master Plan recommends commercial use for this site. The self-storage use is allowed only in an industrial zone. While many types of industrial uses are inappropriate for the site, the proposed conditional rezoning request only allows for self-storage use. Self-storage will have minimal impact on the surrounding property.
 4. Self-storage facilities do not require a large amount of parking. The overall property includes over 700 parking spaces. Therefore, the out lots to the north and to the south of the existing building could be developed for commercial purposes.
 5. The applicant has ensured that ingress and egress to the remaining commercial property on the site will be retained.
 6. Section 10.C 4 of the Zoning Ordinance requires industrial buildings to be set back 100 feet from an adjacent residential district or boundary. Chapter 19 of the Zoning Ordinance requires a 50' wide buffer zone with a 6-foot high vertical screen and specific planting materials within the screened area. Applicant has acknowledged the requirement for a variance related to the setback between the proposed self-storage and the residential uses to the south. The approval of the variances will have a bearing on the applicant's ability to use the property for self-storage.
 7. The proposed self-storage use will not negatively impact adjacent properties. Self-storage does not generate much traffic and the building will be staffed at all times. The applicants have stated that no fencing will be established around the property. Lighting must conform to city standards to ensure that it will not impact adjacent properties.
 8. Discussion at the work session and public hearing.



**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
FEBRUARY 13, 2024**

Schweitzer 1-18-2024

PROJECT: Andrew Anderson Rezoning Request

APPLICATION: 2-24

LOCATION: 5080, 5090, 5140 Broadmoor Avenue, and 4581 52nd Street

HEARING DATE: January 23, 2024

REVIEW TYPE: Conditional Rezoning of 6 acres from I-1 Light Industrial to C-2 Community Commercial

RECOMMENDATION: **Motion by Quinn, supported by Poyner, to recommend to the City Commission to find acceptable the voluntary offer from Andrew Anderson dated 12/22/2023, to conditionally rezone 6 acres of property at 5080, 5090, 5140 Broadmoor Avenue, and 4581 52nd Street from I-1 Light Industrial to C-2 Community Commercial and to incorporate the offered conditions into a formal written Conditional Zoning Agreement acceptable to the owner and conforming in form to the provisions of Section 3.29 of the Kentwood Zoning Ordinance. Approval is conditioned on basis points 1-7 described in Schwetzer's memo date January 18, 2024.**

- Motion Carried (5-0) –
- Benoit, Kape, Porter, Holtrop absent -

BASIS:

1. In 2004 the State of Michigan passed Public Act 579 which made allowance for the conditional rezoning of property. In a conditional rezoning an owner of land voluntarily offers in writing, and a city may approve, certain use and development of that land as a condition of the rezoning.
2. In 2006 the City of Kentwood amended the Zoning Ordinance to create Section 3.29 to allow for the consideration of Conditional Zoning requests in accord with State statutes.

3. On January 9, 2024, the Master Plan designation for the properties addressed 5080, 5090, 5140 Broadmoor Avenue, and 4581 52nd Street was conditionally changed from Industrial to Commercial by the Planning Commission on January 9, 2024, and approved by the City Commission on January 16, 2024.
4. The conditional approval of the Master Plan change required the development as a Commercial Planned Unit Development (CPUD) to establish integrated shared access consisting of no more than one City of Kentwood approved driveway onto 52nd Street and no more than one Michigan Department of Transportation (MDOT) approved driveway onto Broadmoor Avenue. The designation to commercial shall also provide that a comparable commercial configuration may also be considered by the city if consistent with the purposes identified herein.
5. While the requested zoning is not a CPUD, the voluntary offer by the applicant qualifies as a comparable commercial configuration consistent with the purpose of integrating access onto the adjacent streets and between the properties.
6. Section 13.03C of the Zoning Ordinance contains guidelines for amendment of the official Zoning Map. In considering any proposed amendment to the official zoning map, the Planning Commission shall consider the following as a guide in making its findings, recommendations and decision:

- 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.

Consistent with Master Plan as noted in 3-5 above.

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

The proposed rezoning is compatible with the site's physical, geological, hydrological, and other environmental features.

- The applicant's ability to develop the property with at least one of the uses permitted under the current zoning.

Restaurants are allowed subject to Special Land Use and Stie Plan Review under the current I-1 Light Industrial zoning.

The retail and indoor/outdoor recreational uses are not allowed in the current I-1 Light Industrial zoning.

- 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.

There are a range of permissible commercial uses that would be compatible with the surrounding uses and zoning. In addition, there is commercial zoning in the northwest quadrant of Broadmoor Avenue and 52nd Street that already supports the surrounding industrial uses.

- 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.

Existing city infrastructure is sufficient to accommodate the commercial use of the subject site including a Master Pond site west of Broadmoor that eliminates the need for stormwater detention on the subject site.

- 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 requested conditional rezoning to C-2 is as appropriate as a Commercial Planned Unit Development (CPUD) zoning classification.

7. Discussion at the Planning Commission work sessions and public hearing.

PLANNING STAFF RECOMMENDATION

Pung 01/30/2024

PROJECT: Midwest United FC Practice Facility

APPLICATION: 04-24

LOCATION: 3445 – 36th Street

HEARING DATE: February 13, 2024

REVIEW TYPE: Special Land Use Small Group Fitness and Rehabilitation Training Facility

RECOMMENDATION: Recommend conditional approval of the Special Land Use Special Land Use Small Group Fitness and Rehabilitation Training Facility as described in Case 04-24 Midwest United FC Practice Facility. Approval is conditioned on the following:

CONDITION:

1. Planning Commission approval of the site plan dated April 24, 2018.
2. Business is to be operated consistent with the use description received by the City on January 29, 2024.
3. Business is to be operated consistent with the description of *Small Group Fitness and Rehabilitation Training Facility* as defined in Chapter 2 of the City of Kentwood Zoning Ordinance and variances received under Case V-23-20.

BASIS:

1. The Master Plan recommendation is for industrial use of this site. The proposed use is a special land use in industrial zoning districts and as such can be considered consistent with the Master Plan recommendation.
2. The use is consistent with the intent and purpose of the zoning district.
3. Variances received under Case V-23-20 allow for up to 15,000 square feet for the training facility along and an instructor to trainee ration of 1:8.

4. Applicant's representation at the work session and public hearing.
5. Discussion at the work session and public hearing.



City of Kentwood Planning Commission,

Midwest United FC appreciates your time considering the SLU request on the Industrial Zoned building at 3445 36th Street SE, Kentwood, MI 49512. Midwest United FC (Leasee) would like to move into the facility and convert the space into a state-of-the-art indoor sports training facility and office space.

The indoor facility at 3445 36th Street SE will create approximately a 60x25-yard (180x75 feet, 13,500 square foot) indoor turf training space for practices and small-sided drills year-round. No league matches/games or tournaments would be played at this facility, just practices and small-sided drills/games. The building parking lot has adequate space for 40+ cars, and in a significant drop-off and pick-up practice environment, this would be more than enough space for planned use of the facility.

The typical daytime office area usage is coaching and admin staff approximately 3-4 employees 9am-4pm work hours and occasional staff meetings with 3-8 employees/coaches attending in person. Field usage hours will be 4pm-9pm with the field typically holding 10-15 soccer players and always 2 staff members to comply with instructor to student/player ratio requirements. The field won't hold any league or sanctioned games and will have limited area for spectators and parent drop off while children are practicing. This is only really for young players where parents do want to stay and watch (7-10 year olds).

With 40+ parking spaces we know there will be adequate parking and more available with these numbers even when practice times cross over and one group is finishing, and the other is starting.

The attached site plan/drawing is the original building extension plans used when Howies Hockey updated the facility and extended the warehouse space. The only changes to the building would be installation of artificial turf in the warehouse area, and a netting system around it for wall/light protection and safety. The office and meeting room space will stay the same and be used for staff offices and meeting area as it is currently.

Midwest United FC is a non-profit 501-c3 youth soccer club. The club is among the most prominent and highest-level soccer clubs in the State of Michigan and Midwest Region. Currently serving a membership of over 1300 youth players/families and located at our beautiful home facility at 3450 36th Street SE, Kentwood, MI 49512. Midwest United FC has a positive partnership with the City of Kentwood and a long-term land lease at the facility. The club employs over 40 full-time and part-time employees and hosts games, training, and tournaments annually.

Your time to review this request is greatly appreciated. Midwest United FC looks forward to improving the soccer and practice facility environment in Kentwood and working closely with the City in a partnership to share resources and grow the game for our youth here in Kentwood.

PLANNING STAFF RECOMMENDATION

Pung 01/30/2024

PROJECT: Midwest United FC Practice Facility

APPLICATION: 04-24

LOCATION: 3445 – 36th Street

HEARING DATE: February 13, 2024

REVIEW TYPE: Site Plan Review for a Small Group Fitness and Rehabilitation Training Facility

RECOMMENDATION: Recommend conditional approval of the site plan dated April 24, 2018, as described in Case 04-24 Midwest United FC Practice Facility. Approval is conditioned on the following:

CONDITION:

1. Planning Commission approval of the special land use Small Group Fitness and Rehabilitation Training Facility.
2. Compliance with all applicable standards and requirements of the Kentwood Engineering Department.
3. Compliance with all applicable standards and requirements of the Kentwood Fire Department.

BASIS:

1. Variances received under Case V-23-20 allow for up to 15,000 square feet for the facility along with an instructor to trainee ration of 1:8.
2. Applicant's representation at the work session and public hearing.
3. Discussion at the work session and public hearing.

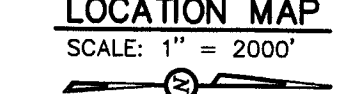


4" CONCRETE WALKWAY DETAIL



GENERAL NOTES:

1. Part of the SW 1/4, Section 14, T6N, R11W, City of Kentwood, Kent County, Michigan, described as: Commencing at the SW corner of said Section 14; thence S89°04'35"E 1322.44 feet along the South line of said SW 1/4 to the PLACE OF BEGINNING of this description; thence N01°44'37"W 989.30 feet along the West line of the SE 1/4 of the SW 1/4 of Section 14; thence S89°04'35"E 524.04 feet along the North line of the South 30 Acres of the SE 1/4 of the SW 1/4 of Section 14 to a point which 410 feet West from the West R.O.W. line old M-37; thence S02°34'44"W 591.91 feet to a point which is 843 feet West from the N-S 1/4 line; thence N89°04'35"W 279.38 feet to the East line of the West 200 feet of the SE 1/4 of the SW 1/4 of Section 14; thence S01°44'37"E 397.00 feet along said East line; thence N89°04'35"W 200.00 feet along the South line of the SW 1/4 of Section 14 to the place of beginning. Subject to highway R.O.W. for 36th Street. This parcel contains 8.635 Acres (376,141 SF) including highway R.O.W.
2. This parcel is zoned I-1 Industrial
3. Proposed Use: Light Industrial/ Warehouse
4. I-1 District Regulation:
- | | Min. | Proposed |
|--------------------------------|-------------|--------------|
| Lot Area | 40,000 s.f. | 376,141 s.f. |
| Lot Width | 200 ft. | 200 ft. |
| Front Yard | 35 ft. | 35 ft. |
| - front building wall <150 ft. | | |
| Side Yard | 20 ft. | 20 ft. |
| Rear Yard | 40 ft. | 600 ft.+ |
5. Parking Requirements:
Minimum = 162 SF
Proposed (9'x18') = 162 SF
Light Industrial = 16,260 SF at 1 space/2000 SF = 9 spaces.
Ex. Office-Business = 3740 SF at 1 space/300 SF = 13 spaces.
Total spaces required = 22
Total spaces provided = 21 existing and 14 new, 35 total (including 2 barrier free)
6. Proposed site lighting, landscaping and signage shall comply with the ordinance requirements of the City of Kentwood.
7. Proposed fire lane must be a minimum of 20 feet wide and support 20 tons on a single axle with dual wheels and standard road tires.



GENERAL NOTES FOR WORKING IN PUBLIC R.O.W.

- ALL WORKMANSHIP AND MATERIALS SHALL BE ACCORDING TO THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION (M.D.O.T.) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- DRIVEWAY APPROACH TO BE BITUMINOUS OR CONCRETE. CONCRETE SHALL BE USED WHEN THE DISTANCE BETWEEN THE NEW CURB AND THE HIGHWAY RIGHT OF WAY IS LESS THAN 15 FEET.
- CONCRETE CURB AND GUTTER TO BE F-4 MODIFIED OR AS APPROVED BY THE KENTWOOD ENGINEER. WHERE POOR SOIL CONDITIONS EXIST, THE DEPTH OF THE GRAVEL AND SAND SUBBASE BETWEEN THE NEW CURB AND EXISTING PAVEMENT, SHALL BE DETERMINED BY THE ENGINEER.
- NO ADVERTISING SIGN OR DEVICE SHALL BE PLACED IN, OR OVERHANG INTO THE EXISTING HIGHWAY RIGHT OF WAY.
- CITY OF KENTWOOD ENGINEERING/INSPECTIONS IS TO BE NOTIFIED 48 HOURS PRIOR TO THE START OF CONSTRUCTION, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS. THIS AGENCY WILL INSPECT ALL WORK WITHIN THE HIGHWAY RIGHT OF WAY.
- PRIOR TO THE START OF CONSTRUCTION, IT WILL BE MANDATORY FOR THE APPLICANT OR CONTRACTOR TO HAVE IN PLACE THE NECESSARY SAFETY TRAFFIC SIGN, CONES, BARRICADES AND ANY OTHER SAFETY DEVICE TO INSURE SAFETY TO THE PUBLIC.
- ALL DISTURBED AREAS ARE TO BE LEVELLED AND RESTORED WITH TOPSOIL, AND SEEDED TO A MOVABLE CONDITION SO AS TO PREVENT FUTURE EROSION OR MAINTENANCE PROBLEMS. SLOPES THAT ARE 1 ON 2 OR STEEPER SHALL BE SODDED.
- THE HIGHWAY RIGHT OF WAY SHALL NOT BE USED FOR PRIVATE BUSINESS PURPOSES.
- NO PARKING OF VEHICLES OR MATERIAL STORAGE IS PERMITTED WITHIN THE HIGHWAY RIGHT OF WAY.
- THE OWNER MUST PROVIDE FOR ADEQUATE DRAINAGE FROM PARKING AREAS, AND CLEAR SAME WITH THE CITY OF KENTWOOD. ISSUANCE OF A PERMIT DOES NOT ALLEVIATE OWNER'S OF THIS RESPONSIBILITY.
- CULVERTS, STORM SEWERS, OR OTHER DRAINAGE STRUCTURES SHALL BE INSPECTED BY THE CITY OF KENTWOOD INSPECTOR BEFORE BACKFILL IS PLACED.
- WATER FROM THIS PROPERTY SHALL NOT DRAIN ONTO CITY, COUNTY OR STATE HIGHWAY RIGHT OF WAY.
- RESURFACE EXISTING PUBLIC ROADWAY AS NECESSARY TO FIT DRIVE APPROACH, CORRECT CROWN, CORRECT DRAINAGE, OR REPAIR DAMAGE BY CONSTRUCTION. SAWCUT REMOVE ALL CURB, CONCRETE, AND BITUMINOUS AS REQUIRED BY THE CITY OF KENTWOOD.
- PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING A SOIL EROSION & SEDIMENTATION CONTROL PERMIT FOR ANY EARTH CHANGE GREATER THAN ONE ACRE, ADJACENT TO A PUBLIC ROAD, OR WITHIN 500 FEET OF THE "WATERS OF THE STATE".
- A UTILITY PERMIT MUST BE OBTAINED FOR PLACEMENT OF HOOKUP OF UTILITIES (I.E. WATER, GAS, OIL, SEWER, TELEPHONE, ELECTRIC, CABLE TV) IN THE HIGHWAY RIGHT OF WAY.
- CONTACT "MISS DIG" TOLL FREE AT 1-800-482-7476 THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS.
- ADDITIONAL WORK (BITUMINOUS PAVING, GRADING, ETC.) MAY BE REQUIRED BY THE CITY OF KENTWOOD INSPECTOR TO CORRECT POOR WORKMANSHIP AND/OR ALLEVIATE DRAINAGE PROBLEMS.
- ALL WORK IN THE HIGHWAY RIGHT OF WAY APPROVED BY A COMMERCIAL DRIVE/PRIVATE STREET APPROACH PERMIT MUST BE COMPLETED WITHIN ONE (1) YEAR OF PERMIT ISSUANCE DATES.

ZONE A4
100 YEAR FLOOD PLAIN
VERTICAL GRAPHIC SCALE AS
SHOWN ON F.E.M.A. MAP
(100-YEAR FLOODPLAIN ELEV. 801.5)

FLOODWAY
PER GRAPHIC SCALE AS
SHOWN ON F.E.M.A.
FLOODWAY MAP

LITTLE PLASTER CREEK

SITE DEVELOPMENT AND UTILITY PLAN
HOWIE'S HOCKEY TAPE - 3445 36TH STREET

FOR: JOURNEY CONSTRUCTION GROUP
ATTN: BRENT BALKEMA
PO BOX 591
HUDSONVILLE, MI 49426

IN: PART OF THE SW 1/4, SECTION 14, T6N, R11W
CITY OF KENTWOOD, KENT COUNTY, MICHIGAN

VISION



exxel engineering, inc.
 planners • engineers • surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: CDG	PROJ. ENG.: JM	SHEET NO. 10
APPROVED BY: TRS	PROJ. SURV.: BF	
FILE NO.: 181139E	DATE: 4/16/2018	

SHEET
1 of 2

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STAFF REPORT: February 6, 2024
PREPARED FOR: Kentwood Planning Commission
PREPARED BY: Joe Pung
CASE NO.: 05-24 Vanderwall Builders

GENERAL INFORMATION

APPLICANT: Vanderwall Builders
3652 – 29th Street, SE
Kentwood, MI 49512

STATUS OF APPLICANT: Tenant

REQUESTED ACTION: Special land use and site plan review for a building supply company

EXISTING ZONING OF SUBJECT PARCEL: C2 Community Commercial

GENERAL LOCATION: 3652 – 29th Street, SE

PARCEL SIZE: .64 acres

EXISTING LAND USE ON THE PARCEL: Commercial Building

ADJACENT AREA LAND USES:
N: 29th Street ROW
S: Commercial
E: Commercial (retail/on-site production & distribution)
W: Commercial (entrance drive to Watson's)

ZONING ON ADJOINING PARCELS:
N: C2 Community Commercial
S: C2 Community Commercial
E: C2 Community Commercial
W: C2 Community Commercial

Compatibility with Master Plan

The Master Plan recommendation is for commercial use of this site. The proposed use is consistent with the Master Plan recommendation.

Relevant Zoning Ordinance Sections

Section 13.04.A requires Planning Commission review and approval of the special land use building supply establishment. Section 14.02 requires Planning Commission review and approval of a site plan associated with a special land use. Section 13.09 outlines the general review standards. Section 15.02 outlines the general approval standards for special land use.

Zoning History

The site has been zoned for commercial development since at least 1976.

SITE INFORMATION

Site Characteristics

The front half of the property is developed with an existing 2,520 square foot building constructed in 1984 (remodeled in 1993) and associated parking facilities; the rear half of the property is currently undeveloped. There is a twenty (20) foot wide drainage easement along the rear property line.

Traffic & Circulation

The site has access onto 29th Street through a shared access drive with the adjacent property to the east.

Parking

The zoning ordinance requires one (1) parking space for every three hundred (300) square feet of gross floor area. Based on the size of the building, a minimum of nine (9) parking spaces are required; the site plan depicts the ability to provide at least nine (9) parking spaces. The proposed plan would relocate the front yard parking spaces to be adjacent to 29th Street as opposed to their current location adjacent to the building; this places the parking within the required 35-foot front yard setback which is prohibited under Section 8.03.B.1 of the zoning ordinance.

Engineering

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

Fire

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

Staff Comments

- 1) The proposed storage area will need to be paved with a surface with an asphalt or concrete binder. Maximum allowable lot coverage (all areas not landscaped) is seventy-five (75) percent; detail on lot coverage will need to be provided.
- 2) In conversations with staff, the applicant has indicated that the public will only have access to the building and designated outdoor display areas and only employees will have access to where the building supplies are stored; this detail will need to be included in a revised business operation description.
- 3) The site plan depicts a firepit garden at the southwest corner of the outdoor storage area, it is not clear how the public would access this area without going through the outdoor storage area which is restricted to employees only.
- 4) There is currently a product display in the front yard of the site (see Exhibits 4 and 5) and the proposed site plan depicts a low profile sample display in the same location; such a display in the front yard is not permitted and could also present an issue with vehicle and pedestrian conflicts in the parking lot.
- 5) Consistent with the requirement of open air businesses and similar uses, a minimum six (6) foot high vertical screen surrounding the outdoor storage area will be required. Detail on the proposed stacking height of materials in the storage area needs to be provided; the stacking height shall not exceed the height of any landscape screening, wall, or fence.
- 6) A shed roof for storage has been depicted on the site plan, the structure shall comply with all applicable requirements of the Kentwood Zoning Ordinance.
- 7) A revised business/operational statement will need to be submitted for this project. The revised statement shall include but is not limited to the following additional information: expected hours of operation, clarify areas accessible by the public, can building supplies be pickup on site by customers or are all supplies delivered, etc.
- 8) Section 15.02 of the Zoning Ordinance (Special Land Use Standards) states that the Planning Commission must determine that the proposed use meets the following standards:

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

The intended character of the general vicinity is for commercial development. The proposed use is a special land use in the C2 Commercial district and is not anticipated to change the essential character of the area.

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

The site is currently served by essential public facilities and services.

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

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

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

The proposed use yard is not anticipated to create excessive production of traffic, noise, smoke, fumes, or odors but a more detailed description (hours of operation, description of items to be stored outdoors, stacking height, etc.) of the business/operation is needed to verify compliance with this section of the Zoning Ordinance.

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

The proposed used is compatible and in accordance with the goals and objectives of the Master Plan. The property is zoned C2 Community Commercial, and the proposed use is consistent with the intent and purpose of the zoning district.

- 15.02.F Be subject to stipulations by the Planning Commission of additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights, and for ensuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard, or requirement shall automatically invalidate the granting of the Special Land Use.

- 15.02.G Comply with all applicable licensing ordinances.

Exhibit 1: Project Location



Exhibit 2: April 2023 Pictometry Photo (View from the South)



Exhibit 3: Rear Elevation of Existing Building



Exhibit 4: Front Elevation of Existing Building

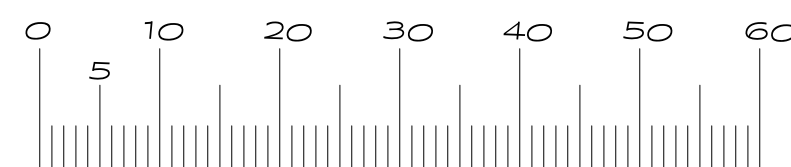
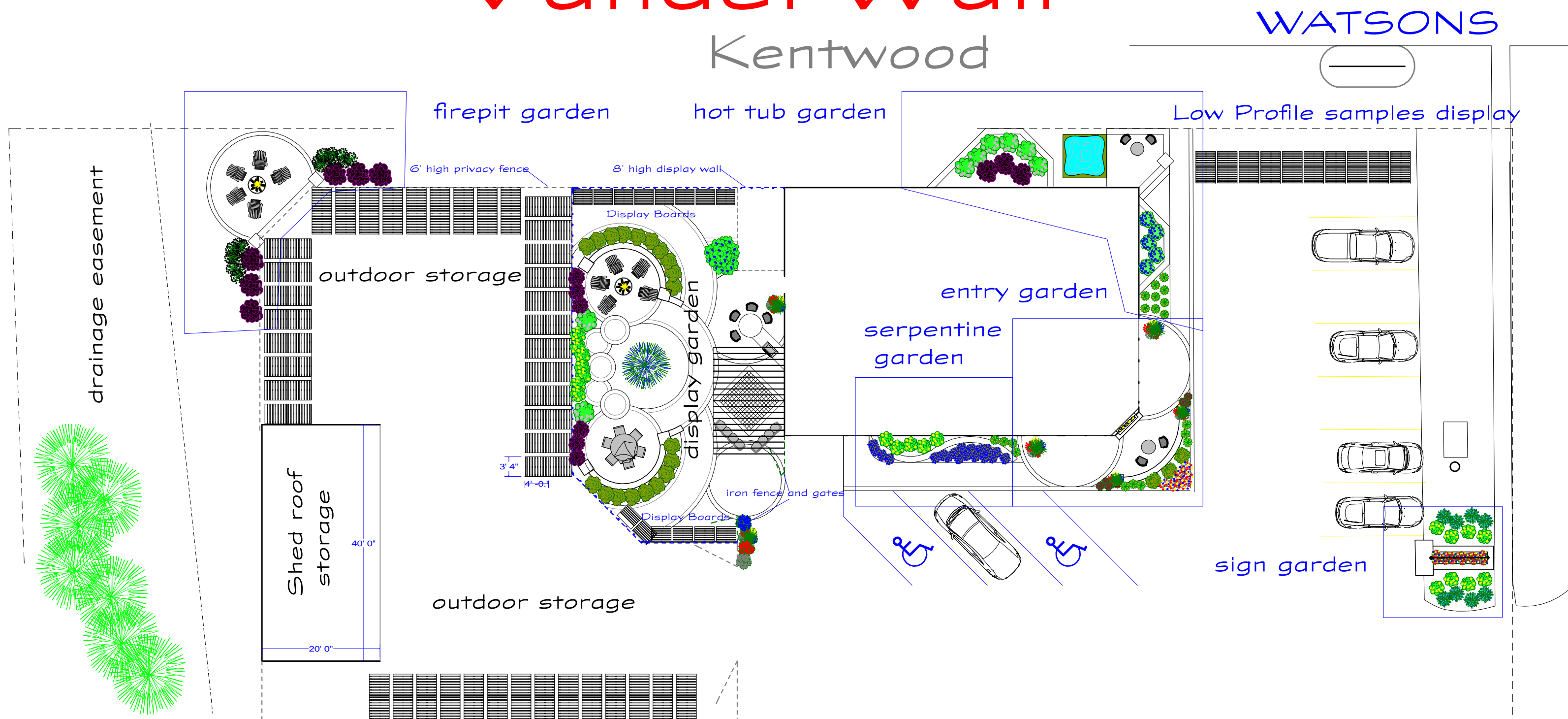


Exhibit 5: Existing Product Display in the Front Yard



Site Proposal For,
VanderWall
Kentwood

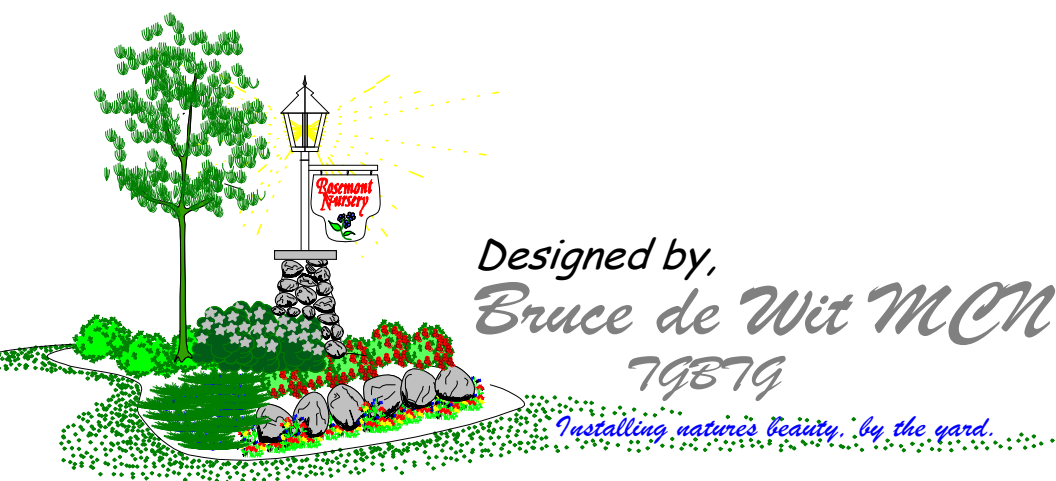
Received 01-10-2024

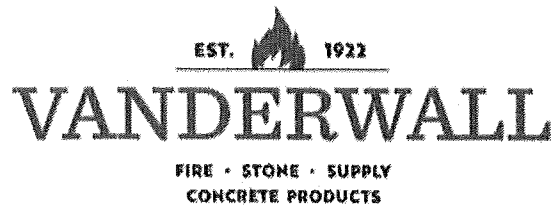


Scale

Designed by,
Bruce de Wit MCH
79879

Installing nature's beauty by the yard.





January 8, 2024

City of Kentwood
Planning Department
4900 Breton Ave SE
Kentwood, MI 49518

Re: 3652 29th Street – Heritage Fireplace by VanderWall

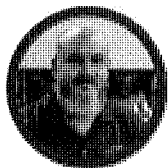
To whom it concerns,

VanderWall Brothers purchased Heritage Fireplace and Design Center from Monsma Marketing in January 2021. Over the past few years, Monsma Marketing has leased the building at 3652 29th Street, Kentwood, to VanderWall Brothers.

VanderWall Brothers is interested in purchasing that building. VanderWall has additional products that require outdoor storage and product displays. These products are manufactured in VanderWall's Spring Lake facilities and used in hardscapes and masonry building products for commercial and residential uses. The opportunity to sell these products into the greater Grand Rapids area through the 29th Street store would be ideal.

As a part of the special land use zoning request, it indicates either proof of ownership or a purchase agreement. To meet that requirement, please consider this letter as a part of the submittal.

Thank you,



Kurt Zink
President

VanderWall Brothers | Heritage Fireplace
P: 616-842-4500 | P: 616-949-4466
www.vanderwallbros.com
1922-2022 A Century of Quality, Integrity, and Service





January 8, 2024

City of Kentwood
Planning Department
4900 Breton Ave SE
Kentwood, MI 49518

Re: 3652 29th Street – Heritage Fireplace by VanderWall

To whom it concerns,

Please accept this letter a authorization for Kurt Zink at VanderWall Brothers to pursue the special land use review on behalf of Monsma Marketing as our tenant and potential purchaser of the building.

Monsma Marketing Corporation is the current owner of 3652 29th Street and has an active lease with VanderWall Brothers.

Any additional information or questions please feel free to reach out.

Sincerely,

Tracy L Bauman, CFO Monsma Marketing Corporation

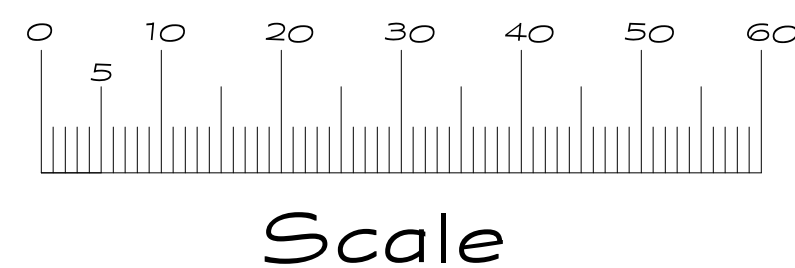
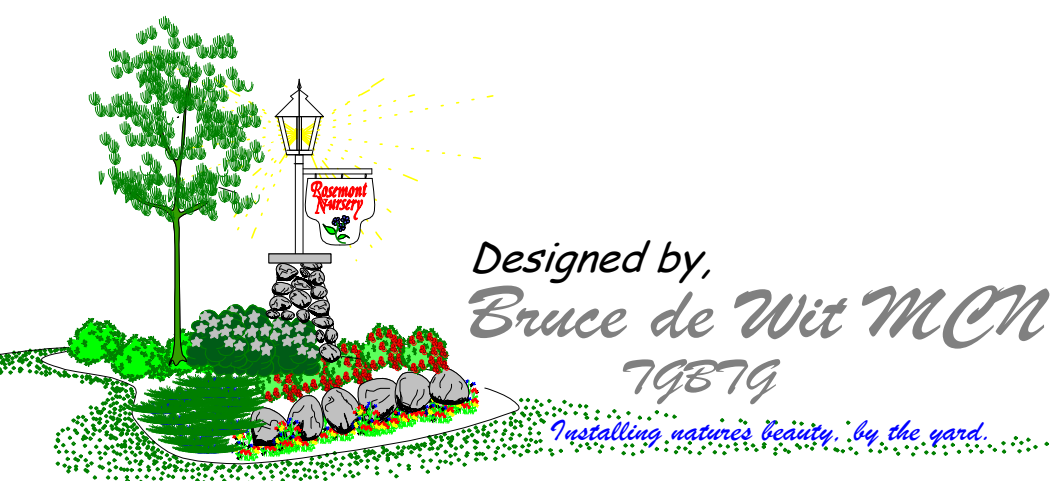
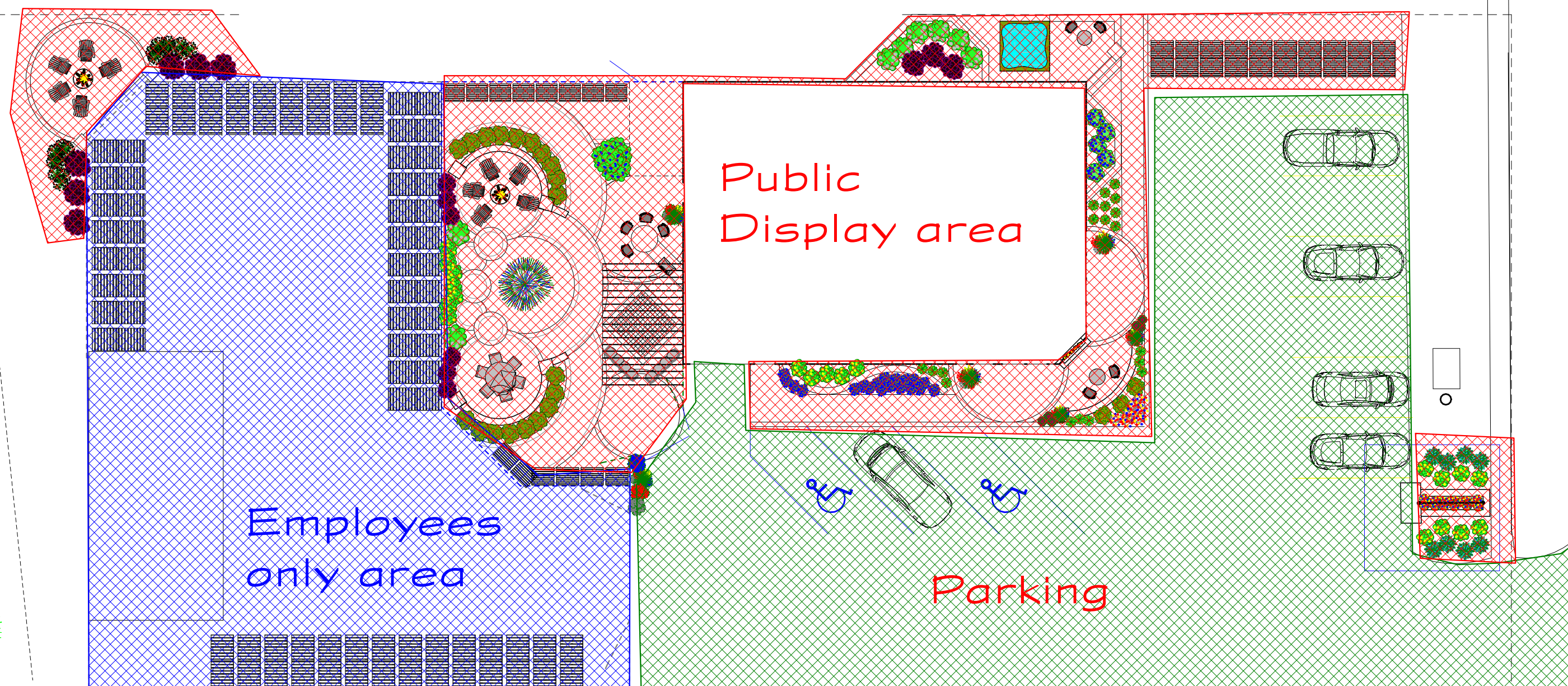


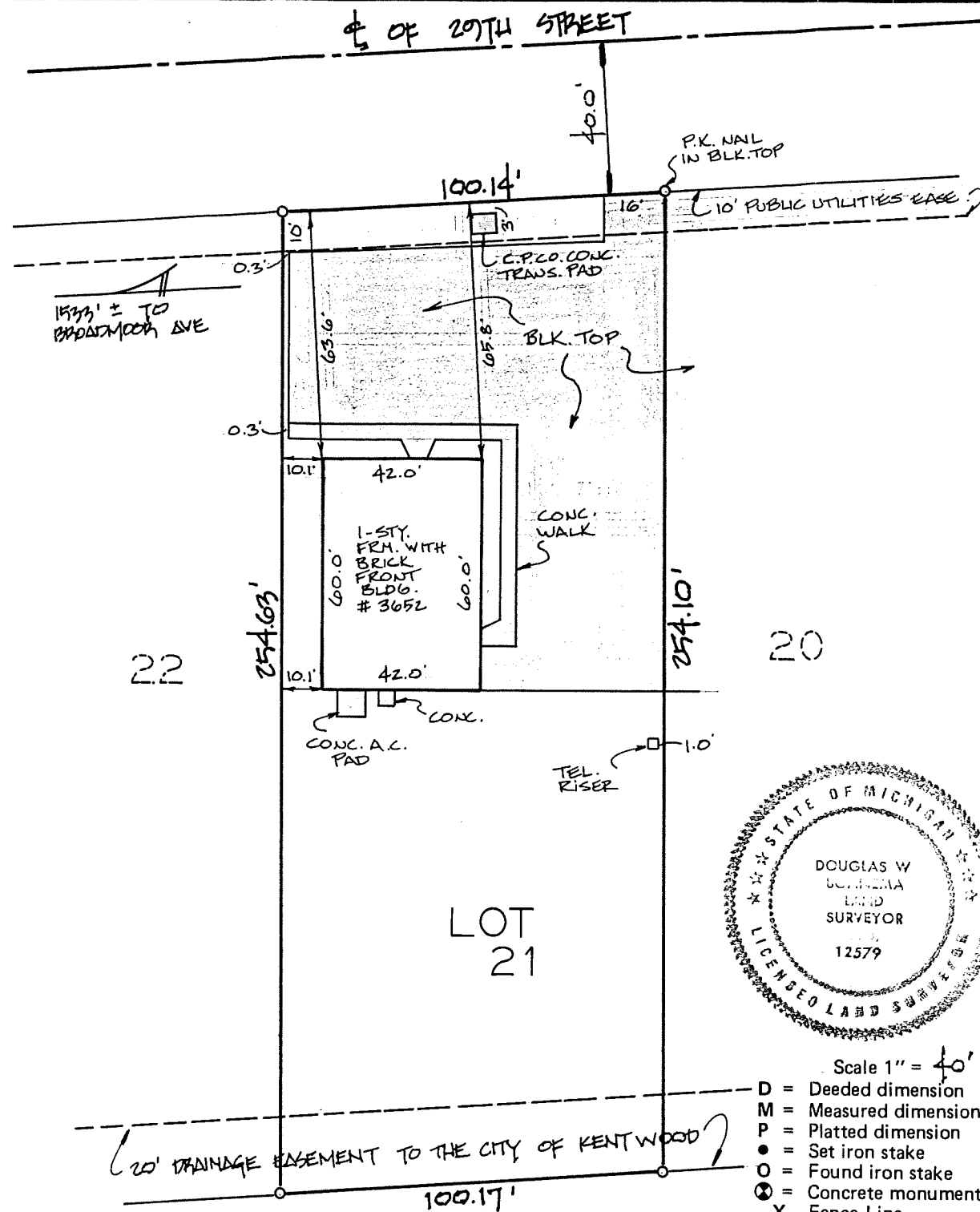
1 inch = 40 feet

This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accurach

Site Proposal For,
VanderWall
Kentwood

Received 01-10-2024





Survey for: Dave Smies
First Real Estate
8201 Cherry Valley, S.E.
Caledonia, MI 49316

Description:
Lot 21, 29th Street Commercial Park, Section 14, T6N, R11W, City of Kentwood, Kent County, Michigan.

Stake proposed building for:
A. J. Veneklasen Construction
ATTN: Ken Smith
1754 Olson, N.E.
Grand Rapids, MI 49503

Mortgage survey for: Grand Real Estate, Inc.
ATTN: Sally
333 44th Street, S.W.
Grand Rapids, MI 49509

Mortgage survey - 5/24/93 - File No. 931788
Stake building 2/1/84 - File No. 84092



exxel engineering inc.

5252 Clyde Park, S.W. • Grand Rapids, MI 49509

PHONE (616) 531-3660

File No.: 831451 Date: December 23, 1983



February 6, 2024

MEMO TO: Kentwood Planning Commission
FROM: Lisa Golder
RE: Case 3-24 Breton Ravines

Since several Planning Commissioners were unable to attend the work session for Breton Ravines, we will be having a second work session at the February 13, 2024 meeting. Some of the issues raised at the previous work session include:

- Need for traffic study to determine intersection configuration and spacing for medians in Breton extended
- Timing of Breton Avenue extension (1320' maximum length without a secondary access)
- Requirement of 2 sides of sidewalk on all streets serving more than 16 units – five of the streets would need to increase sidewalk
- Where does sidewalk stop on the east side of Breton extended (Breton extended south of the Paul Henry through Breton field has NO sidewalk on the east side)
- Are there adequate setbacks or are waivers required
- Requirement for non-motorized trail along 52nd Street
- Need calculation of net density that includes the utility easement
- Do the elevations provided meet proposed architectural requirements
- How will the developer ensure that preservation areas will be left natural
- Issue regarding the number of detention ponds

STAFF REPORT: January 9, 2024
PREPARED FOR: Kentwood Planning Commission
PREPARED BY: Lisa Golder
CASE NO.: 3-24 Breton Ravines

GENERAL INFORMATION

APPLICANT: Westview Capital LLC rep. by: Exxel Engineering
795 Clyde Court SW 5252 Clyde Park Ave SW
Byron Center MI 49315 Wyoming MI 49509

STATUS OF
APPLICANT: Owner/Developer; Developer's engineering representative

REQUESTED ACTION:

*Applicant is requesting a rezoning of 66.64 acres of land from R1-B Single Family Residential to RPUD-1 Attached Residential Planned Unit Development. A total of 256 dwelling units are being proposed, including 24 site condominiums, 11 single unit condominiums, 82 duplex condominiums, 51 three-unit condominiums, and 88 four-unit condominiums.

*Preliminary PUD site plan review is requested for the proposed development.

EXISTING ZONING OF
SUBJECT PARCEL: R1-B Single Family Residential

LOCATION: 2720 52nd Street, 2854 52nd Street and 5491 Wing Avenue

PARCEL SIZE: 66.64 acres

EXISTING LAND USE
ON THE PARCEL: Vacant land

ADJACENT AREA
LAND USES: N: 52nd Street
S: Single family residential, future park
E: Single family residential
W: Farmland (Heyboer Farm); future park

ZONING ON ADJOINING
PARCELS: N: R1-C Single Family Residential (north of 52nd Street)
S, E, W: R1-B Single family Residential

Compatibility with Master Plan

The proposed development is located on an overall 66.64 acre property located west of Wing Avenue and south of 52nd Street. The proposed 2020 Master Plan recommends low density residential use for 26 acres of the proposed development that is east of Breton Avenue extended. The 35 acres of the development that is west of Breton Avenue extended is planned for medium density residential, and the approximately 7 acres of land at the intersection of Breton Avenue extended and 52nd Street is recommended for high density residential. If the maximum density were permitted in each master plan designation, approximately 300-469 housing units would be permitted. The applicant is proposing a total of 256 housing units, or 3.84 units per acre (gross density). In order to comply with the Master Plan designation the proposed development should have a net density of 6.82 units per acre or less. The proposed net density of the development with rights of way excluded is 4.93 units per acre. The applicant must update the net density by including the utility easements in the calculation.

Relevant Zoning Ordinance Sections

Chapter 12.01 of the Zoning Ordinance describes the purpose and intent of Planned Unit developments (PUDs) and Section 12.03 describes the High Density Residential PUD specifically. Site plan review standards are found in Section 14.05.

Zoning History

The site has been zoned R1-B at least 40 years.

SITE INFORMATION

Street and Traffic

The 66.64 acre site is located west of Wing Avenue, and south of 52nd Street. 52nd Street is a 5 lane arterial road within a 100-foot right of way. Breton Avenue is proposed to be extended from the existing terminus south at 52nd Street south through the proposed development. The Four Corners Study, adopted within the 2020 Master Plan, recommends construction of a non-motorized trail along 52nd Street, possibly in addition to the existing 5' sidewalk that currently is located within the right of way. The Four Corners Study also recommends various options for the provision of non-motorized path and sidewalk that can be incorporated over time. In 2022 with the reconstruction of 52nd Street west of Breton Avenue, a 10' non-motorized trail was installed on the north side of 52nd Street from the Paul Henry Trail to Breton Avenue.

Breton Avenue extended was precisely platted in 1989 and amended in 2004 under the provisions of Public Act 222 of 1943. The 2004 amendment was approved to accommodate the Bretonfield development as well as to cross the existing Paul Henry Trail at a 90 degree angle. The proposed Breton Ravines development will require an amendment to the precise plat, in order to accommodate the proposed alignment.

Breton Avenue extended is planned to be a three-lane road within an 80 foot right of way, with landscape medians placed where feasible given the location of the proposed private roads. The

Staff Report

Case No. 3-24 Breton Ravines PUD Rezoning and Preliminary Site Plan

Page 3

location of the medians will be determined as a result of a traffic analysis to be undertaken by the applicant. A non-motorized trail will be required to be constructed on the west side of the road, with sidewalk required to be constructed on the east side of Breton extended. The proposed plan must show the non-motorized trail as 10' in width.

In the Four Corners Transportation Plan, completed in 2019 and adopted as part of the Kentwood Master Plan, a non-motorized side path is recommended along the south side of 52nd Street. In 2022 the city took the opportunity (during the re-construction of the watermain along 52nd Street) to construct a non-motorized side path on the *north* side of 52nd Street from Stauffer to Breton. In order to continue the non-motorized facilities along 52nd Street, it is recommended that a trail is extended on the south side of 52nd Street from Breton Avenue to the eastern edge of the proposed development.

Trip Generation

According to the report Trip Generation by the Institute of Traffic Engineers, attached housing generates approximately 1845 trips per day, with 123 trips in the peak AM hour and 145 trips in the peak PM hour. Section 13.02 C of the Zoning Ordinance requires a traffic study when trips per day exceed 750 trips. The applicant must provide a traffic analysis that includes the following:

- General description of study area
- Description of use and timing of construction
- Existing traffic conditions, including peak hour volumes and daily volumes; proposed level of service for intersections
- Background traffic growth
- Trip generation and distribution

This information will assist in determining:

- Breton intersection lane design
- Location of medians on Breton extended and stacking for left turn movements
- Traffic light timing

Utilities and Drainage:

See attached City Engineer's memo dated January 17, 2024.

Site Information

The site is rolling and wooded, with pockets of wetlands throughout.

Staff Review

Rezoning

1. The 66.64 acre development is proposed to be rezoned from R1-B to RPUD-1 Attached Residential Planned Unit Development, with a total of 256 housing units planned, including:

24 Site condominiums
11 one story condominiums

36 one story duplex condominiums
46 duplex townhouse condominiums
51 triplex townhouse condominiums
88 fourplex townhouse condominiums

Thirty-three of the condominiums have rear loading garages.

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 proposed 2020 Master Plan recommends low density residential for 38% of the area proposed for rezoning, medium density residential for 51% of the area, and high density residential for 10% of the area proposed for rezoning.

If the maximum density were attained for each master plan designation within the development, approximately 453 housing units would be permitted (6.79 units per acre). The applicant is proposing a total of 256 units, or a gross density of 3.84 units per acre.

Section 12.04 C of the Zoning Ordinance establishes density standards for PUDs. The section suggests that net density should be calculated to determine its consistency with the Master Plan. Net density is calculated by excluding rights of way, public utility easements, and private road easements from the gross acreage. The applicant has calculated gross density, but has not included all utility easements in their calculation of net density. The gross density of the site is 3.84 units per acre. The net density (calculated without all of the proposed utility easements) is 4.93 units per acre. 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 R1-B, primarily because until recently it would have been difficult to extend utilities in this area.

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 proposed uses in the surrounding areas. The attached condominiums are adjacent to either open space (city park) or are located a significant distance from existing adjacent uses on Wing Avenue—the closest proposed buildings are at least 400 feet from any single family home on Wing Avenue. The property to the east of the Proposed Phase 1 of the development has been approved for a 15-lot single family residential plat.

PUD Plan-General

3. The Applicant's PUD Statement details the reasoning behind the rezoning and the operational aspects of the development that relate to the PUD objectives of Chapter 12 of the Zoning Ordinance.
4. The proposed PUD involves the development of various types of condominiums, including 24 site condominiums, and a variety of single, 2, 3, and 4 unit single story and townhouse condominiums. The applicant indicates that 31 acres of the development will remain as permanent open space, due in part to the wetlands on the site. The applicant notes that the site has upland/woodland preservation areas and that all "reasonable efforts to preserve mature trees and associated open space will be taken after necessary allowances for street/building construction, public/private utilities installations, stormwater management and associated grading". The applicant shall describe how he intends to ensure the preservation of the areas noted as "Limits of Preservation" on the site plan.
5. Within the development is a system of private roads extending from Breton Avenue (which will be extended south from 52nd Street). The development is proposed to start from the north. The Fire Department allows dead end streets to only extend 1,320 feet without a second means of access. Therefore, only Phases 1-3 (and potentially a portion of Phase 4) can be developed without a secondary access.

Overall the roads appear to meet the private road standards of the zoning ordinance, although in the PUD it is possible to vary from the standards. Most of the private roads in the development serve more than 16 housing units, and therefore are considered "Major Private"

roads. As such they should have an easement width of 60, pavement width of 30 feet, and have two sides of sidewalk. While the roads generally meet the pavement and easement width requirements, most of the streets have only one side of sidewalk.

The development also includes walkways that connect several private roads and walkways to private playgrounds or seating areas. A concrete path also provides a connection to the Paul Henry Trail through property owned by the city. Along Breton Avenue extended, a non-motorized trail is proposed along the west side of the development, and a 5' sidewalk is provided along the east side of the development.

There are several private roads within the northern portion of the development that do not include a cul-de-sac or turnaround. The Fire Department must approve this design.

Section 12.01 PUD Intent and Purpose

6. Section 12.01 allows for the mixture of housing types that would not otherwise be permitted within a traditional zoning district, while still allowing uses that are consistent with the surrounding areas. The proposed development includes attached and detached condominiums.
7. Section 12.01 C of the Zoning Ordinance also references a package of amenities that are available throughout the PUD including preservation of natural resources, pathways, improvements to public roads, and high-quality architectural materials. The development will include a non-motorized path along the west side of Breton Avenue, and sidewalk along the east side of Breton. This is consistent with the requirements of the City's Non-Motorized Facilities Plan, adopted with the Kentwood Master Plan. The non-motorized path and sidewalk along Breton Avenue is generally consistent with the Bretonfield development to the south (although the PUD Agreement allowed for the waiver of the sidewalk along the east side of Breton). In addition, Section 3.10 of the Zoning Ordinance requires that any development in a residential, commercial, or planned unit developments must provide sidewalks conforming to city standards along all portions of its property which border arterial or collector streets.

The proposed development generally includes one side of sidewalk along the private roads within the attached condominium portion of the development. As noted previously the City's Private Road Regulations require two sides of sidewalk when streets serve more than 16 housing units (although as per the PUD allowances, these standards can be varied).

The applicant has indicated that 30.9 acres or 50.5% acres of property will be retained as permanent open space.

Section 12.03 RPUD-1 Specific Regulations

8. 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 3.84 units per acre. The maximum net density allowed as dictated by the Master Plan is 6.79 units per acre; the proposed net density is 4.93 units per acre; however, this does not include utility easements.

9. Section 12.03 C establishes setbacks for housing within a PUD development. Generally, 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 right of way (as with a public street).

The proposed regulations for the placement of garages for single family homes on private roads will require a 35' setback for the garage, taken from the edge of the private road easement (rather than from the road pavement). This will allow adequate space for a sidewalk and vehicle parking in the driveway.

10. Several buildings in Phase 2 do not appear to meet side yard setbacks. It is not clear given whether the single family site condominiums in Phase 1 meet side yard setbacks due to the reduced lot size (developer is asking for waiver for lot sizes).
11. The applicant has requested one deviation from the Zoning Ordinance for lot sizes for single family detached homes.

Section 12.03 C3 sets rear yard setbacks for homes within the RPUD. Building S2 in Phase 1 does not appear to meet the rear yard setback. Building RT5 in Phase 2 does not appear to meet rear yard setbacks. Buildings RT7 and RT8 in Phase 5 of the development do not meet rear yard setbacks.

These requirements can be waived by the City Commission with recommendation from the Planning Commission. Requests for waivers should be added to the PUD statement.

12. Parking requirements are dictated by the standards set for uses or buildings of a similar type within the zoning ordinance. Most of the proposed units appear to have a two stall garage, with the exception of several of the homes proposed in Phase 1. However, there are 12 additional parking spaces proposed and potentially some street parking available on the private driveway(s). The applicant shall show where street parking would be permitted in Phase 1.

Compliance with proposed architectural standards and design elements

13. Section 12.03 6 sets requirements for heights architectural guidelines for buildings within a PUD. This must be determined by review of building materials and detailed architectural plans. The city has drafted architectural guidelines for residential development in the city. The architectural guidelines require a specified level of window transparency as well as the selection of at least 4 design elements for the façade of proposed buildings. The home types proposed were reviewed for compliance with the proposed regulations by staff, as follows:

Integrity 1640S Single Family Terrace Homes: Based on an initial staff review, it appears that the 24 1640 Single Family Terrace Homes meet the proposed transparency requirement, although it is not clear whether they meet the requirements for side windows on the street side of a corner lot. It is possible that the units meet at least three of the design elements requirements of the proposed ordinance. Additional information is required to confirm that four architectural elements could be met and that adequate variation of elements can be provided.

The lot area for the single-family terrace homes do not meet the PUD standards. The proposed lots in Phase 1 are 3,264 square feet; the PUD regulations require that lots be a minimum of 6,500 square feet. The applicant is seeking a waiver in accordance with Section 12.03 D of the Zoning Ordinance.

14. Integrity 1640S Duplex Terrace Home: The applicant is proposing 36 Duplex Terrace homes (18 buildings). The buildings do not appear to meet the proposed transparency requirements, mostly due to the inclusion of the two stall garages. The garages are placed 10' back from the front façade of the homes. However, if the garages were placed 5' further back from the front façade (15'), the garage area would not count toward the front façade requirements, and the building would meet the transparency standards. The design does not meet the city's proposed requirement for placement of garages for duplex units. In addition, it appears that the duplex building may not achieve the 4 architectural design elements of the proposed ordinance.

It appears that the 1640S design is also proposed for 11 single family detached homes proposed in Phases 1 and 4. Under the proposed architectural standards, the garages for these homes must be set back 35' from the edge of the easement. Only one of these units (S7) appears to meet this standard.

Village 1450S 3 Unit Townhouses: The middle unit of the triplex townhouses may meet the transparency requirements, if there is adequate glass on the garage and front door. However, the end units, with the extra garage stall, do not appear to meet the transparency requirements. In addition, the 3 unit townhouse may not provide enough architectural design elements as outlined in the proposed zoning ordinance amendment.

15. Village 1490 MS 4 Unit Townhomes: the four plex townhouses with rear loading garages do appear to meet the requirements for transparency. In addition, the end units have five windows proposed. It appears that the four plex could meet the architectural design elements, given the wide window trim, the change in materials, the exterior soffit detailing, and the proposed awnings.

Attributes:

- Preserves over 50.5% acres open space
- Development's gross density is consistent with the Master Plan
- Breton Avenue extended generally consistent with the city's precise plat
- Condominium development consistent with the 70-30 policy
- Some building elevations meet proposed architectural guidelines

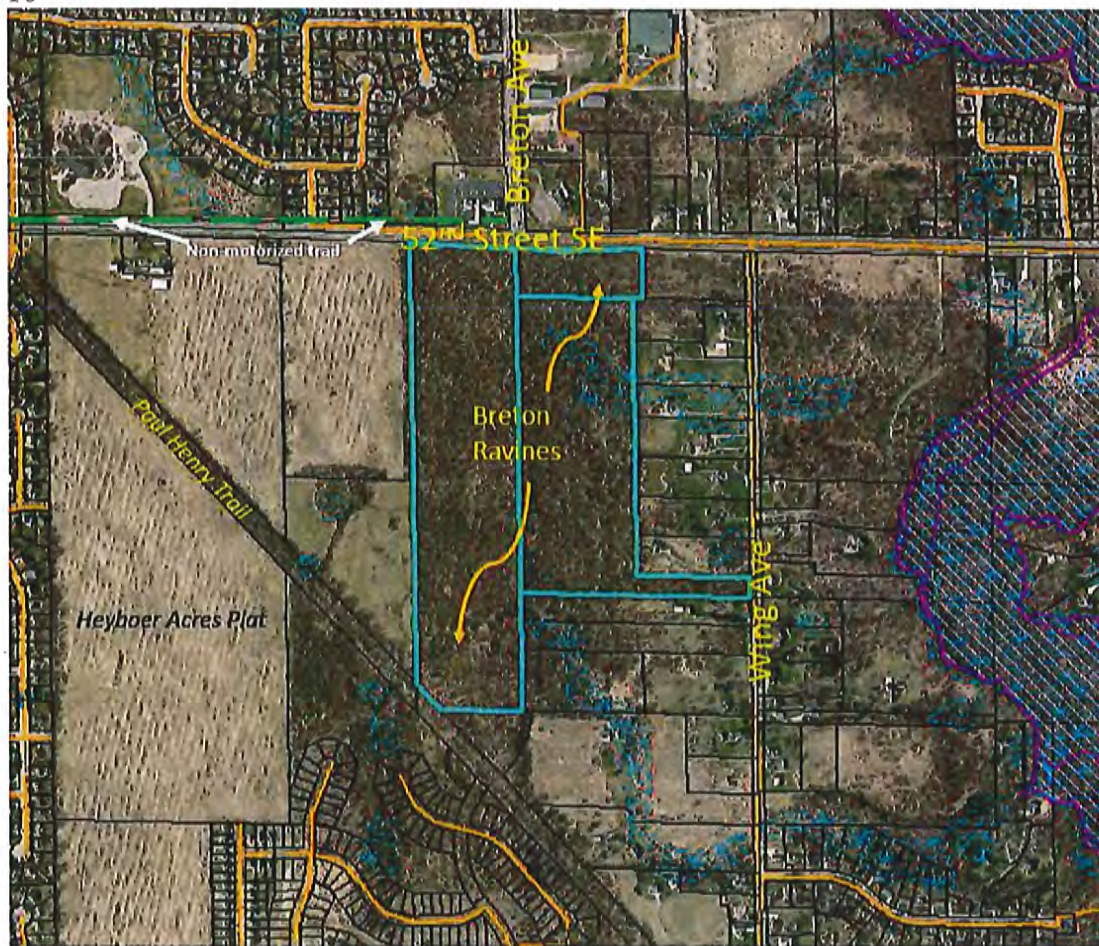
Issues:

- Traffic study required
- Precise plat will need to be amended
- Lot sizes in Phase 1 do not meet requirements—waiver requested
- Additional utility easement information needed
- Number of detention ponds

- The location of stands of trees to be preserved as well as an overall landscape plan should be provided
- Additional sidewalk needed on private streets.
- Expansion of non-motorized trail along 52nd Street east of Breton



Master Plan Sub Area plan for Section 34



Breton Ravines and vicinity

Breton Ravines Residential Planned Unit Development

2720 & 2854 52nd Street SE and 5491 Wing Avenue SE

RPUD-1/Preliminary Site Plan Project Narrative

December 14, 2023

Project Location/Overview

The subject property located at 2720 & 2854 52nd Street SE and 5491 Wing Avenue SE is comprised of 66.64 acres and is currently zoned R1-B, Single Family Residential. Westview Capital, LLC proposes an RPUD-1 Attached Residential PUD with a unique mixture of attached and detached residential homes in a traditional condominium and site condominium form of development. A total of 256 residential units are proposed on this 66.64 acre property (51.86 acres excluding existing and proposed public/private street right-of-way and property line adjustment) with an overall development density of 4.93 units/acre). Residential units will include 35 single family detached terrace homes, 36 two-family units (18 buildings) and 185 attached townhome units in a mixture of 2-unit, 3-unit and 4-unit buildings with both front loaded and rear loaded home product offerings.

The Breton Ravines residential community will be accessed through a southerly extension of Breton Avenue (public road), from 52nd Street SE to the southern property boundary shared with the City of Kentwood. It is understood that the City will complete the extension of Breton Avenue to eventually cross the Paul Henry Thornapple Trail and connect with the northern terminus of Breton Avenue within the Bretonfield Preserve subdivision. Similar to the upgraded Breton Avenue construction south of the Paul Henry Thornapple Trail, within the Bretonfield Preserve subdivision, a development agreement will be prepared between the developer and the city for compensation related to upgrades above and beyond the requirements for public residential streets. Streets serving the residential components of the project, along the east and west sides of this Breton Avenue extension, will be private and constructed to city standards. The Breton Ravines RPUD will be served by municipal water, sanitary sewer and a combination of public and private storm water systems. Given the unique topography and wetland areas present across the site, significant design considerations were incorporated into the overall project layout so as to preserve natural features, and avoid/minimize wetland impacts.

Project Density/Home Product Offering/Phasing/Setbacks

The Breton Ravines PUD proposes a total of 256 residential units across this 66.64 acre property (51.86 acres excluding existing and proposed public/private street right-of-way and property line adjustment) with an overall development density of 4.93 units/acre. The project is proposed in seven development phases beginning along the 52nd Street frontage and moving southward. A summary of these development phases is provided below:

Development Phase	Housing Types	Anticipated Construction
Phase 1	Rear Load Single Family Terrace = 24 units Front Load Single Family Terrace = 4 units Front Load Duplex Terrace (3) = 6 units <ul style="list-style-type: none"> 34 units/5.6 acres = 6.1 units/acre 	2024-2025
Phase 2	Rear Load Townhome, 2-Unit (1) = 2 units Rear Load Townhome, 4-Unit (4) = 16 units Front Load Townhome, 2-Unit (3) = 4 units Front Load Townhome, 3-Unit (1) = 3 units Front Load Townhome, 4-Unit (6) = 24 units <ul style="list-style-type: none"> 51 units/6.1 acres = 8.3 units/acre 	2024-2025
Phase 3	Front Load Duplex Terrace (3) = 6 units Rear Load Townhome, 2-Unit (1) = 2 units Front Load Townhome, 2-Unit (4) = 8 units Front Load Townhome, 3-Unit (7) = 21 units <ul style="list-style-type: none"> 37 units/8.0 acres = 4.6 units/acre 	2025-2027
Phase 4	Front Load Single Family Terrace = 7 units Front Load Duplex Terrace (2) = 4 units Front Load Townhome, 2-Unit (2) = 4 units Front Load Townhome, 3-Unit (2) = 6 units Front Load Townhome, 4-Unit (2) = 8 units <ul style="list-style-type: none"> 29 units/10 acres = 2.9 units/acre 	2026-2028
Phase 5	Front Load Duplex Terrace (10) = 20 units Rear Load Townhome, 2-Unit (1) = 2 units Front Load Townhome, 2-Unit (2) = 4 units Rear Load Townhome, 4-Unit (1) = 4 units <ul style="list-style-type: none"> 30 units/12 acres = 2.5 units/acre 	2027-2029
Phase 6	Front Load Townhome, 2-Unit (5) = 10 units Front Load Townhome, 3-Unit (4) = 12 units Front Load Townhome, 4-Unit (2) = 8 units <ul style="list-style-type: none"> 30 units/4.3 acres = 7.0 units/acre 	2028-2030
Phase 7	Rear Load Townhome, 3-Unit (1) = 3 units Rear Load Townhome, 4-Unit (1) = 4 units Front Load Townhome, 2-Unit (4) = 8 units Front Load Townhome, 3-Unit (2) = 6 units Front Load Townhome, 4-Unit (6) = 24 units <ul style="list-style-type: none"> 45 units/5.7 acres = 7.9 units/acre 	2029-2031

Residential units will include a unique mixture of single-family detached terrace homes with rear loaded garages, two-family attached homes with front loaded garages, and attached townhomes (2-unit, 3-unit and 4-unit) with both front and rear loaded garages. Individual homes will be two-story with floor plans ranging from 1,450-1,640 square feet with a minimum 3-bedrooms, 2-bathrooms and either an attached or detached 1-car or 2-car garage. In addition to each dwelling unit having a garage and associated driveway for private parking, an additional 75 off-street parking space will be provided in various locations throughout the development for overflow and visitor parking. Home values are anticipated to range from the upper \$200s – upper \$300s. A sample portfolio of homes with elevations and floor plans, along with color renderings of the various home product offerings from different viewpoints within the project, are attached with this application packet.

The 24 single family terrace homes with detached/rear loaded garages located along the 52nd Street SE frontage (within Phase 2) are proposed to be developed as a site condominium subdivision with a minimum lot size of 3,264 square feet (32' by 102'). Pursuant to Section 12.03.D, an alteration from the minimum 6,500 square foot lot size standard is requested for these site condominium units with a finding that the request: 1) Will not be detrimental to adjacent property and the surrounding neighborhood, and 2) The alteration will better serve to achieve the Intent and Purpose of the Breton Ravines PUD. Minimum building setbacks and separations proposed for the single family terrace home site condominium portion of the project are as follows:

Front: 20' (edge of private street), 20' (Breton Avenue row), 40' (PUD boundary/52 Street row)

Rear: N/A (all terrace homes in site condo have "front" yards facing private or public street)

Side: 6' (site condo unit line)

Separation: 15' (between home and detached garage)

Within the remainder of the development (traditional condominium), the following minimum building setbacks and separations are proposed:

Front: 20' (edge of private street/sidewalk), 20' (Breton Avenue row), 40' (PUD boundary)

Rear: 30' (between buildings)

Side/Separations: 12' (between two-family homes), 20' (between townhome buildings)

Streetscapes and Street Length

Care was taken in the design of homes and natural feature preservation along Breton Avenue to create a desirable streetscape. Beginning in Phases 1 and 2, there are no rear facades directly facing either 52nd St or Breton Avenue. Instead, emphasis is placed on front facades oriented towards primary streets and alley loaded garages are utilized. In Phase 3, it was feasible to locate one rear load townhouse facing Breton Avenue because of the topography conditions. Front load product is required to accommodate aggressive grade relief. In Phase 4, large preservation buffers are utilized along Breton Avenue to screen buildings and will provide variation in the

streetscape. In Phases 5, 6, 7, the streetscape utilizes a mix of each technique described in previous phases with buildings FT30, 40, 41, 52 being required due to the proximity of wetlands and grading for stormwater management. Lastly, street trees will be placed along Breton Avenue. The proposed layout and product will provide variety of home types and facades and natural features lending a positive streetscape for Breton Avenue.

In regard to the proposed Breton Avenue extension, temporary relief from the maximum 1,320 lineal feet cul-de-sac length standard, referenced in Section 90.36(b)(2) of the Subdivision Regulations, is requested. Currently, there is no feasible way to connect Breton Avenue in its entirety until the crossing over the Paul Henry Thornapple Trail is completed by the City. Additionally, there are no viable/feasible secondary access locations to serve the Breton Avenue extension proposed within the Breton Ravines PUD. Finally, the Breton Avenue extension is anticipated to be a wider format street (3 lanes and/or boulevard) with no parking permitted. For these reasons, temporary relief from the maximum 1,320 lineal feet cul-de-sac length standard is requested for the Breton Avenue extension proposed with the Breton Ravines PUD.

Open Space/Natural Feature Preservation/Amenities

The overall layout and design for the Breton Ravines PUD was strongly influenced by the unique topography, woodlands and wetlands present across the site. To help visualize the natural resource challenges, a supplemental sheet has been included with the regulated wetland features shown in red and the storm water management shown in blue. To preserve these natural features and avoid/minimize wetland and woodland impacts, significant design considerations were incorporated into the project layout creating 31 acres of the overall property will be preserved in open space. The focus on minimization of impacts yields 50% of the site being preserved to the maximum extent possible. This includes approximately 14.3 acres of wetland/detention pond area and 16.6 acres of upland/woodland preservation area. All reasonable efforts to preserve mature trees and associated open space will be taken after necessary allowances for street/building construction, public/private utility installations, stormwater management and associated grading. Greater detail will be provided with the Final PUD Plan. In addition to these natural feature preservation efforts, supplemental landscaping/street trees will also be installed along the Breton Avenue public street extension and along the various private streets.

Within these open spaces areas, a variety of active and passive recreational amenities are proposed. A tot lot/pavilion is proposed within Phase 2, while community playgrounds are proposed within Phase 4 and Phase 6 of the development. A series of mowed walking paths with benches are also planned within Phase 1, Phase 4 and Phase 5 of the project, while a 5' wide concrete walk connecting to the Paul Henry Thornapple Trail is proposed within Phase 7. Similar to the Bretonfield Preserve project to the south, a 10' wide non-motorized path will be installed along the west side of the Breton Avenue public street extension, from 52nd Street to the

southern PUD boundary. Additionally, a series of 5' wide concrete sidewalks will also be installed along the east side of the Breton Avenue public street extension, and along portions of the private streets within Phases 1 through 7 of the project.

The open space/natural feature preservation commitment (31 acres, 50% of overall site) and associated recreational amenities provides recognizable and substantial benefits to the future residents of Breton Ravines community that are typically not accomplished through traditional development options. Use of the RPUD-1 zoning district and clustering residential homes to more suitable locations on the property and preserving more sensitive natural areas, is consistent with the Intent and Purpose of the PUD district and will provide a unique housing option in a natural setting for future Kentwood residents.

Access/Storm Water Management/Utilities

As stated previously, Breton Ravines will be accessed through a southerly extension of Breton Avenue (public road), from 52nd Street SE to the southern property boundary shared with the City of Kentwood. This extension will eventually cross the Paul Henry Thornapple Trail and connect with the northern terminus of Breton Avenue within the Bretonfield Preserve subdivision. Similar to the upgraded Breton Avenue construction south of the Paul Henry Thornapple Trail, within the Bretonfield Preserve subdivision, a development agreement will be prepared between the developer and the city for compensation related to upgrades above and beyond the requirements for public residential streets. Individual phases of the Breton Ravines PUD, along the east and west sides of this Breton Avenue extension, will be served by private streets constructed to city standards.

Stormwater from the project will be collected and conveyed to several small detention basins located within natural low areas along the east and west sides of the Breton Avenue public street extension and will be designed and constructed in accordance with city standards. The entire Breton Ravines PUD will be served by municipal water, sanitary sewer and underground franchise utilities.

Residential Community Organization and Maintenance

The site condominium subdivision and traditional condominium portions of the project will be governed by a Master Deed/Community Bylaws. A Homeowner's Association (HOA) will be established with the scope of authority that includes maintenance of the private roads, open space areas/amenities and storm water areas, architectural review, enforcement of community restrictions, and financial management. Each homeowner will pay a modest annual fee for the operation of the HOA.



To: Kentwood Planning Department
From: Brad Boomstra, P.E.
City Engineer
Date: January 17, 2024
Re: **Breton Ravines**
5491 Wing Avenue & 2720 52nd Street SE
41-18-34-200-032 & 41-18-34-100-011

We have completed our preliminary planning level review of the proposed site plans dated 12-11-2023. While there isn't enough detail at this point to complete a comprehensive review, Kentwood Engineering does offer the following comments regarding the development:

1. Kentwood anticipates performing design and construction of intersection improvements at Breton Avenue and 52nd Street in conjunction with development of Breton Ravines and Breton Avenue to the south of 52nd Street. This work would include converting the signalized intersection from a diagonal span to a box span, adding signalization for Breton Ave to the south, addition of right turn lanes, sidewalk ramps and associated work. Kentwood expects that the developer would participate in 25% of the cost of these improvements.
2. As construction progresses on Breton Avenue south of 52nd Street to the Paul Henry Trail, Kentwood would initiate a project to construct a crossing of the Paul Henry Trail. This crossing has been designed previously.
3. Section 78-123 (b) (1) states: *To avoid large numbers of detention sites, each original parcel, as of the original adoption date of the ordinance from which this division is derived, is allowed only one detention pond for that parcel. If the original parcel is split off, phased or in any way only partially developed at such time, the detention facility for the whole original parcel must be constructed with the initial construction, regardless of where on the original parcel the pond is best suited. The city expects property owners to work together on property splits to prevent the occurrence of many ponds.* Breton Ravines as proposed includes 6 detention ponds. These basins must be combined.
4. We will need to see how stormwater drainage will be conveyed across private property to the east of this development to ensure that damage will not be done to private property.
5. Water utilities will be owned by the City of Kentwood. Sanitary utilities will be owned by the City of Grand Rapids.

Breton Ravines

5491 Wing Ave & 2720 52nd Street

Page 2 of 2

6. Cost sharing agreements will be needed between the City of Kentwood and the developer for the costs associated with upsizing Breton Avenue, intersection improvements and associated utility upsizing.

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

cc: Kentwood Engineering Permit Staff



Kentwood Fire Department

4775 Walma Ave. SE • Kentwood, MI 49512

Phone: (616) 554-0800

Plan Review-Site Plan Inspection Report

Inspection Status

Completed

Inspected by

Pat Quick

Completed at

01/17/2024 14:08:18

Business Name	Address	City	State	Zip
Breton Ravines PUD	2800 52nd ST SE	Kentwood	MI	49512

Introduction:

ITEM: REVIEW REQUIREMENTS We have reviewed your plans for the above facility. The following items are noted for compliance with code requirements. Code references to the International Fire Code 2015, as amended, are noted IFC; references to the Michigan/International Building Code are noted MBC; references to the City of Kentwood Code of Ordinances are noted KC; references to National Fire Protection Association codes and standards are noted NFPA. Please review the appropriate code for further details. All construction and processes must meet applicable code provisions.

RESULT: Plan Review

Proposed housing development

General Construction and Demolition:

ITEM: REQUIRED ACCESS Approved vehicle access for fire fighting shall be provided to all construction or demolition sites prior to and during the time of construction. Access road(s) (20 feet wide, designed and maintained to support a vehicle weighing 20 tons on a single axle with dual wheels and standard road tires) shall be constructed as required. This road may be gravel, but vehicle access must be maintained and unobstructed at all times. (IFC 501.4, 503.1.1, 503.2.3, 503.4, 3310.1)

RESULT: Plan Review

Access during construction phases.

ITEM: TEMPORARY ADDRESS NUMBERS DURING CONSTRUCTION Install supplementary 6 inch Arabic address numerals on a post or mailbox on the same side of the public road as, and directly in front of, the building in such a manner as to be readily visible to occupants of fire department vehicles on the public road. (IFC 505.1.2.4, 505.1.3)

RESULT: Plan Review

Provide temporary address numbers on homes as they are under construction.

ITEM: HYDRANTS REQUIRED Construction involving combustible building materials shall not occur until operable fire hydrants are in place within 500 road feet of the furthest point of any building being constructed. (IFC 3312.1)

RESULT: Plan Review

ITEM: MAINTENANCE OF MEANS OF EGRESS Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building. (IFC 3311.2)

RESULT: Plan Review

Additional Comments:

ITEM: ADDITIONAL COMMENTS

RESULT: Cul De Sacs shall be wide enough for fire apparatus to access with ease (20 ft minimum width). Length of Cul De Sacs shall not exceed 1320 ft in length.

Closing :

ITEM: SUBJECT TO FIELD INSPECTION There may be additional requirements as a result of conditions found during inspections.

RESULT: Plan Review

Plans Approved As Submitted:

ITEM: PLANS APPROVED AS SUBMITTED We have reviewed your plans for the above facility and approve them as submitted. Any changes must be reviewed and approved by the Kentwood Fire Prevention Bureau. All construction and processes must meet applicable codes and standards.

RESULT: Approved

Inspection Signatures

Inspector Signature

A handwritten signature in black ink that reads "Pat Quick". The signature is written in a cursive style with a large, stylized "P" and "Q".

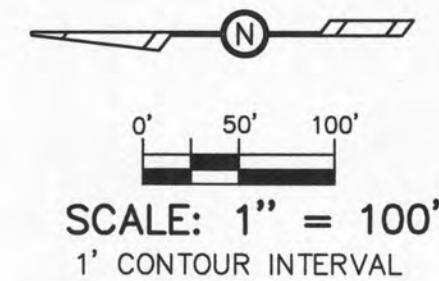
Pat Quick

--

Fire Marshal

616-554-0797

quickp@kentwood.us



LEGEND

- = UTILITY POLE & GUY WIRE
- = LIGHT POLE
- = SIGN
- = HYDRANT
- = WATERMAIN VALVE
- = GAS VALVE
- = CATCH BASIN
- = MANHOLE
- = MAILBOX
- = HAND HOLE
- = TELEPHONE BOX
- = CABLE TV BOX
- = BURIED FIBER OPTIC MARKER
- = BURIED GAS LINE MARKER
- = OVERHEAD WIRES
- = BURIED TELEPHONE LINE
- = EXISTING STORM SEWER
- = EXISTING SANITARY SEWER
- = EXISTING WATERMAIN
- = EXISTING WETLANDS

EXISTING CONDITIONS PLAN

RE: BRETON RAVINES PUD
FOR: WESTVIEW CAPITAL, LLC
ATTN: DAN LARABEL
795 CLYDE COURT SW
BYRON CENTER, MI 49315
PART OF SECTION 34, T6N, R11W, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN



DRAWN BY: JDR	PROJ. ENG.: JSV	SHEET
APPROVED BY: JSV	PROJ. SURV.: KJV	1 of 3
FILE NO.: 231155E	DATE: 12/11/2023	

SITE INFORMATION

PROPERTY DESCRIPTIONS:
PARCEL 1: 2720 52ND STREET SE (PP#41-18-34-100-011)
The South 772 feet of the West 1/2 of the Northeast 1/4, except the South 20 acres; Also the North 1540 feet of the South 2312 feet of the West 560 feet of the West 1/2, Northeast 1/4, Section 34, Town 6 North, Range 11 West.

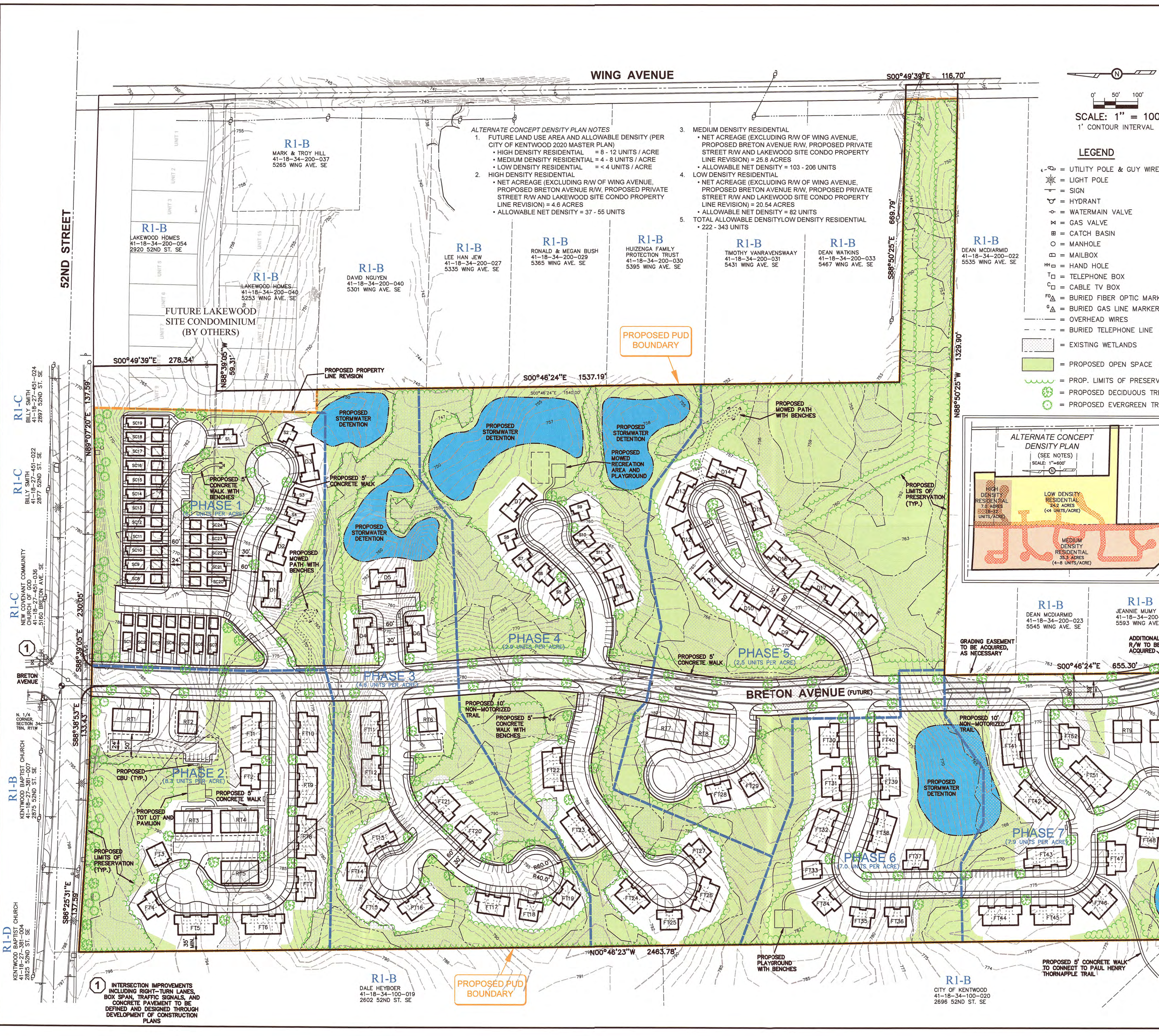
PARCEL 2: 5491 WING AVENUE SE (PP#41-18-34-200-032)
The East 600 feet of the East 1/2 of the NW 1/4 of Section 34, Town 6 North, Range 11 West, City of Kentwood, Kent County, Michigan, lying Northeasterly of Michigan, Central Right-of-Way, Except that part of the East 600.00 feet of the NW 1/4 of Section 34, Town 6 North, Range 11 West, City of Kentwood, Kent County, Michigan, described as follows: Beginning at the North 1/4 of said Section 34; thence N 90 degrees 00 minutes 00 seconds W 660.00 feet along the North section line; thence Southerly 54.80 feet parallel with the North-South 1/4 line; thence Easterly 27.73 feet along a 7669.20 foot radius curve to the right, the chord of which bears S 87 degrees 52 minutes 38 seconds E 27.73 feet; thence S 87 degrees 46 minutes 25 seconds E 137.59 feet; thence Easterly 301.90 feet along a 7781.97 foot radius curve to the left, the long chord of which bears S 88 degrees 53 minutes 06 seconds E 301.88 feet; thence S 89 degrees 59 minutes 47 seconds E 133.43 feet to a point on the North-South 1/4 line; thence Northerly 67.06 feet to the Place of Beginning.

PARCEL 3: 2854 52ND STREET SE (PP#41-18-34-200-053)
Part of the Northeast 1/4 of Section 34, Town 6 North, Range 11 West, City of Kentwood, Kent County, Michigan, described as: Commencing at the North 1/4 corner of Section 34; thence South 00 degrees 48' 24" East 67.06 feet along the West line of said Northeast 1/4 to a point on the South line of 52nd Street and the place of beginning of this description; thence South 88 degrees 39' 05" East 230.05 feet along said South line; thence Easterly 301.90 feet along said South line on a 7778.66 foot radius curve to the left, the chord of which bears South 89 degrees 45' 57" East 301.88 feet; thence North 89 degrees 07' 20" East 137.59 feet along said South line; thence Easterly 49.31 feet along said South line on a 7669.24 foot radius curve to the right, the chord of which bears North 89 degrees 18' 23" East 49.31 feet; thence South 00 degrees 49' 39" East 278.34 feet; thence North 89 degrees 39' 05" West 719.35 feet along the South line of the North 332.40 feet of the West 1/2 of said Northeast 1/4; thence North 00 degrees 48' 24" West 265.34 feet along the West line of said Northwest 1/4 to the place of beginning.

TOTAL PROPERTY SIZE: 66.64 ACRES

PARCELS:
PARCEL 1: 2720 52ND STREET SE (PP#41-18-34-100-011): 35.35 ACRES
PARCEL 2: 5491 WING AVENUE SE (PP#41-18-34-200-032): 26.85 ACRES
PARCEL 3: 2854 52ND STREET SE (PP#41-18-34-200-053): 4.44 ACRES





SITE UTILITY PLAN

RE: BRETON RAVINES PUD

FOR: WESTVIEW CAPITAL, LLC

ATTN: DAN LARABEL

795 CLYDE COURT SW

BYRON CENTER, MI 49315

PART OF SECTION 34, T6N, R11W, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN

DATE

REVISION

BY

FILE NO.

DRAWN BY: JDR

APPROVED BY: JSV

PROJ. ENG.: JSV

PROJ. SURV.: KJV

DATE: 12/11/2023

SHEET

3 of 3

exxel engineering, inc.

planners • engineers • surveyors

5252 Clyde Park, S.W. • Grand Rapids, MI 49509

Phone: (616) 531-3660 www.exxelengineering.com

The site utility plan for Breton Ravines PUD is a detailed technical drawing showing the layout of the development. It includes seven distinct phases (PHASE 1 through PHASE 7) with individual lots and building footprints. The plan is bounded by Wing Avenue to the north, Breton Avenue to the south, and 52nd Street to the west. To the east, it shows the Paul Henry Thornapple Trail and the future extension of Breton Avenue. The drawing features a complex network of utility lines: existing storm sewers (green dashed), existing sanitary sewers (red dashed), existing water mains (blue dashed), and proposed storm sewers (green solid), proposed 8" sanitary sewers (red solid), and proposed water mains (blue solid). Key features include several proposed stormwater detention basins, multiple proposed 30' wide easements for sanitary sewers, and various utility poles and wires. The plan also shows existing wetlands and property lines with bearings and distances. Surrounding properties are labeled with owner names and addresses, including R1-B properties owned by Mark & Troy Hill, Lee Han Jew, Ronald & Megan Bush, Huizenga Family Protection Trust, Timothy Vanravenswaay, Dean Watkins, Dean McDiarmid, Jeannie Mumy, Raymond & Roseann Piper, and the City of Kentwood. A future Lakewood site condominium is also indicated. The drawing includes a north arrow, a graphic scale of 1" = 100', and a 1' contour interval.

LEGEND

- UTILITY POLE & GUY WIRE
- LIGHT POLE
- SIGN
- HYDRANT
- WATERMAIN VALVE
- GAS VALVE
- CATCH BASIN
- MANHOLE
- MAILBOX
- HAND HOLE
- TELEPHONE BOX
- CABLE TV BOX
- BURIED FIBER OPTIC MARKER
- BURIED GAS LINE MARKER
- OVERHEAD WIRES
- BURIED TELEPHONE LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED 8" SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING WETLANDS

12" WM ALONG BRETON AVE.
ALL OTHER WM WILL BE 8"

P:\Projects\2023\231155\Drawings\231155-P.dwg, 303-UTL1, 12/12/2023 1:13:03 PM, [root]