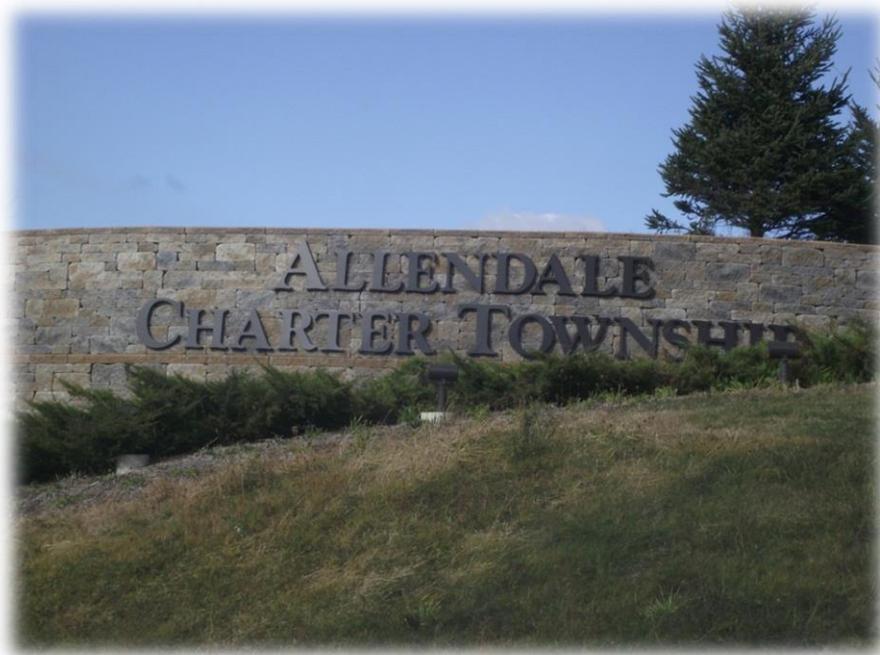


ALLENDALE CHARTER TOWNSHIP



2013 MASTER PLAN

ACKNOWLEDGEMENTS

2013

Allendale Charter Township Master Plan

The preparation of the Allendale Township Master Plan involved the contributions of community leaders and residents. In particular, the efforts of the following individuals is acknowledged and greatly appreciated:

TOWNSHIP BOARD MEMBERS

Jerry Alkema, Supervisor
Candy Kraker, Clerk
R.J. Modderman, Treasurer
Marcia Hoekstra, Trustee
Pat Door, Trustee
Matthew Murphy, Trustee
Bruce Zeinstra, Trustee

PLANNING COMMISSION

Brian Sinnott, Chair
Duke Schut, Vice-Chair
Jennelle Rozema, Secretary
Ken Knoper
Meegan Zickus
Andrew Longcore
Bruce Zeinstra
Travis Underhill, Chair 2010-2012
Tim Smit, Chair 2012

Department of Planning & Community Development

Sharon Kleinjans, Office Manager

DOWNTOWN DEVELOPMENT AUTHORITY

Phil Alderink, Jerry Alkema, Jeremy Borgman, Roger Modderman, Pierce Roon, Roger Rycenga, Bernard Scholma, Ross Stevens, Terry Vissers, Tammy Walker, Charles Gass

Citizens Council of the Downtown Development Authority

Bob Chapin, Lewis VanFarrowe

**Plan Adopted by the Allendale Township Board on
July 22, 2013**

*Prepared with the assistance of
MainStreet Planning Company*

Maps by Ottawa County and Progressive AE

EXCERPTS OF MINUTES

At a regular meeting of the Township Board of Allendale Charter Township, Ottawa County, Michigan, held at the Allendale Charter Township Hall, 6676 Lake Michigan Drive, Allendale, Michigan on the 22nd day of July, 2013, at 7:30 p.m., local time.

PRESENT: Alkema, Kraker, Modderman, Door, Hoekstra, Murphy, Zeinstra

ABSENT: None

After certain other matters of business were concluded, the Supervisor stated the next order of business was the consideration of a proposed resolution concerning approval and adoption of the Allendale Charter Township Community Master Plan by the Township Board. A draft of this resolution was then reviewed by members of the Board. After discussion, the following resolution was offered by Murphy and supported by Kraker.

**ALLENDALE CHARTER TOWNSHIP BOARD
MASTER PLAN RESOLUTION 2013-11**

WHEREAS, the Allendale Charter Township Planning Commission (the "Planning Commission") previously adopted, in 2003, the Allendale Charter Township Master Plan; and

WHEREAS, the Planning Commission now desires to restate the Allendale Charter Township Master Plan and adopt a new Allendale Charter Township Master Plan (the "Master Plan"), with a July 22, 2013 draft date; and

WHEREAS, the Planning Commission made the necessary inquiries, investigations, and surveys of the appropriate resources of the Township, and considered the character of the Township and its suitability for particular uses judged in terms of such factors as the trend in lands and population development; and

WHEREAS, the Master Plan, as proposed, will promote public health, safety and general welfare; will encourage the use of resources in accordance with their character and adaptability; will avoid the overcrowding of land by buildings or people; will lessen congestion on public roads and streets; and will facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and

WHEREAS, the Master Plan, as proposed, includes the materials described in the following Table of Contents, Maps, Charts, Tables and Graphics:

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WHEREAS, the Planning Commission has complied with the notification and review requirements of the Michigan Planning Enabling Act, being Act 33 of 2008, as amended (the "Act"); and

WHEREAS, the Planning Commission has noticed and conducted on February 5, 2013, a public hearing in accordance with the requirements of the Act; and

WHEREAS, the Planning Commission has considered the written and oral comments made at the public hearing held on the proposed new Master Plan as well as written and oral comments made concerning the proposed new Master Plan at subsequent meetings on March 5, 2013 and March 18, 2013; and

WHEREAS, the Planning Commission, in accordance of the Act, met with the Township Board on March 5, 2013, to discuss the comments made at the public hearing; and

WHEREAS, the Planning Commission accepted the Master Plan, as presented to the public on February 5, 2013, and recommends approval of the Master Plan to the Allendale Charter Township Board, which has reserved to itself the authority to fully approve or reject the Master Plan.

NOW, THEREFORE, IT IS RESOLVED, that the Township Board approves the Master Plan, as presented to the public and dated July 22, 2013.

YES: Alkema, Kraker, Door, Hoekstra, Murphy, Zeinstrea _____

NO: Modderman _____

Resolution declared adopted on July 22, 2013.


Candy Kraker
Allendale Charter Township

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Citizen Survey

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INTRODUCTION

NEED TO CREATE A NEW PLAN

The Allendale Township Community Strategic Plan 2015 was adopted in November of 2003 but the planning process began in 2002 so in 2013 the Plan became a ten year old document. Given the population growth which occurred during that time, the new buildings and roads which changed the physical makeup of the Township and with new leaders on Township boards and commissions the Plan needed to be revised and updated to reflect these changes in order to serve as an effective and relevant tool to guide Township growth.

Several key elements guided the preparation of the 2013 Plan:

- The Plan should be based on broad community involvement so the planning process was designed to solicit comments and opinions from a variety of interest groups.
- The Town Center concept which was the centerpiece of the 2003 Community Strategic Plan needed to be re-evaluated to determine if this was still valued by Allendale Township citizens.
- A more specific Future Land Use Map with rationale should be prepared to better guide land use decisions.
- The 2013 Plan should address the student housing issue relative to location, density and type.

SIGNIFICANT CHANGES SINCE THE 2003 PLAN

- The population of Allendale Township including Grand Valley State University students increased from 13,042 per the 2000 Census to 20,708 a jump of 58.7% or 7,666 people.
- Through 2011 691 new single family dwellings have been constructed.
- 906 multi-family dwelling units including townhouses and duplexes have been built since 2003, an average of 90 per year.

- A number of new commercial projects were constructed along Lake Michigan Drive including Family Fare Shopping Center, the Heritage Square Town Center, Metro Health Clinic and three sit down restaurants.
- Other projects completed during this time period include the Ceglarek Fine Arts Center on the Allendale High School campus, the Allendale Middle School and Intermediate School, the expansion of LePrino Foods, and the Placid Waters, Dewpoint West and Hidden Forest PUD's

AUTHORITY TO CREATE THE PLAN

The Allendale Township Master Plan has been prepared by the Township Planning Commission under the provisions of the Michigan Planning Enabling Act, Public Act 33 of 2008. The 2013 Plan replaces the 2003 Plan. The Planning Act authorizes municipalities to prepare and adopt a plan for the following purposes:

- To promote the public health, safety, and general welfare;
- To encourage the use of resources in accordance with their character and adaptability;
- To avoid overcrowding of the land by buildings and people;
- To lessen congestion on public roads and streets;
- To facilitate a transportation system, sewage disposal, safe and adequate water supply, recreation and other public improvements; and,
- To consider the character and suitability of land for particular uses.

Although the Master Plan has no regulatory power, it states specific land development and preservation goals. These goals are intended to guide both the Planning Commission and the Township Board in making both day-to-day and long-range land use decisions.

***The Master Plan
does not dictate the
timing of development.***

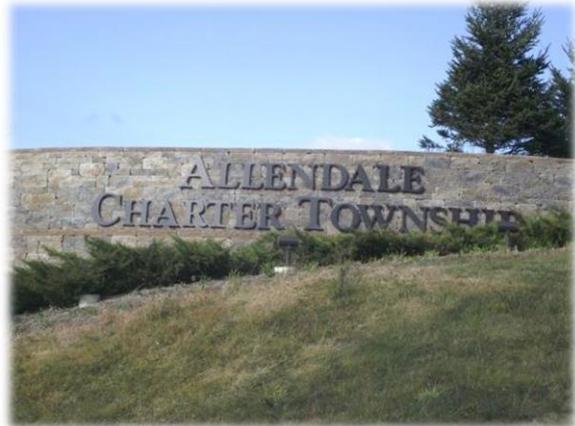
This Master Plan has been developed based upon several factors: the existing natural and cultural resources of the Township; current land use trends; the need for different types of land use including industrial and commercial uses; and the desired community character as expressed through work sessions with local officials, a

community values workshops, meetings with large land owners and multi-family developments and a community-wide survey.

State law requires that each community review its Master Plan every five years, and determine whether the plan should be amended or a new plan adopted. The Allendale Township Board and Planning Commission have chosen to adopt a new Master Plan to replace the 2003 Plan.

USE OF THE PLAN

The Master Plan serves as a tool for decision making by providing information and rationale for land use decisions. The Master Plan does not contain a specific time frame or timetable for the development of Township lands as recommended on the Future Land Use Map. Development takes place as land owners seek rezoning and as developers request approval of plans for residential, commercial, and industrial projects in response to market demands.



The Master Plan does not dictate the timing of development but rather the Plan sets forth recommendations for what type of land uses can be established in the Township, where they can be established and under what conditions they can be established.

In particular, the Plan will assist local officials in the following:

- **Review of rezonings and special use permits.** Applications for rezonings and special use permits should be evaluated not only in terms of specific ordinance standards but also in terms of how well the proposed action will be consistent with the goals and objectives of the Master Plan.
- **Review of public improvement projects.** All future public improvement projects, including the construction of new facilities, utilities, or buildings must first be reviewed by the Planning Commission for consistency with the Master Plan, according to PA 33 of 2008. In particular, any public improvement project must be reviewed to see whether it is

consistent with the planned future land use pattern in the Township. Public improvements projects include roads, public safety facilities, parks and recreation facilities, utilities, and any other public space, building, or structure.

- **Review of plats and site condominiums.** Site condominium divisions and traditional land divisions have a profound impact upon the character of a community and future public service needs. The Master Plan provides policies to assist the Planning Commission with decisions as to location and design of subdivisions, and the adequacy of public services to meet the increase in demand placed upon the community by the land use intensity of site condominiums and platted subdivisions. Policies for subdivision of land apply not only to residential land use, but to commercial and industrial land use as well.
- **Maintaining community character while managing growth.** Each community has a vision for its future, and a sense for the desired character. However, growth is inevitable in a thriving community. The Master Plan, more than any other document, provides direction for Township officials in managing growth while retaining the desired community character, and providing the best quality of life possible for current and future residents.
- **Providing a legal framework for zoning actions.** The Michigan Zoning Enabling Act requires that zoning regulations be “based upon a plan.” (MCL 125.3203) A Township’s zoning actions and regulations are generally viewed favorably by the courts provided that such actions and regulations are not deemed to be “arbitrary and capricious.” By providing adequate support for zoning decisions, the Master Plan therefore serves as the legal backbone of the zoning ordinances and helps to protect zoning decisions made by the Planning Commission, the Township Board and the Zoning Board of Appeals
- **Providing consistency of process.** This Plan is a very strong and visible statement by Township officials and residents regarding the intended future character of the community and strategies to assure that character. As a formal and tangible document this Plan instills a sense of stability and direction for

Township officials, activities, and residents, and helps assure that each application for development is reviewed according to the same set of criteria.

PREPARATION OF THE MASTER PLAN

The Master Plan process began on September 17, 2011 when the Downtown Development Authority (DDA) conducted a bus tour of that portion of the Township within the DDA boundaries in the morning. The Township Board and Planning Commission took a tour of the entire township in the afternoon. Following the afternoon tour the Board and Commission held a brainstorming session to determine the Strengths, Weaknesses, Opportunities, and Threats (SWOT) for the Township. This SWOT session constituted the beginning of identifying the community issues affecting preparation of the Plan. The issues and topics arising from the SWOT also were useful in preparing questions for the citizen survey. The results of this session are in Appendix A.

On September 21, 2011 DDA members met for their regular quarterly meeting and discussed their impressions of the bus tour and identified issues along the M-45 corridor.

Over the course of several meetings in October the Planning Commission prepared the community survey questions. The survey was posted on the Township web site in late October and remained available until November 18. Paper copies were also available at the Township Library and Township Offices. Survey results are described in Chapter 3. A total of 345 people took the on-line survey and 33 paper surveys were returned for a total return of 378 surveys.

Additional public input was obtained from a **Community Values Workshop held at the Allendale Township Hall on November 16, 2011. Fifty people** attended this workshop including a number of students from Grand

Community involvement included a bus tour with Township officials, an on-line survey with 378 respondents, a well-attended Community Values Discovery workshop and meetings with owners of large agriculturally zoned parcels and also the owners/managers of multi-family and manufactured housing communities.



Valley State University. Participants worked in small groups to discuss their version of the Allendale Township of 2011 and the Allendale Township of the future. Each group decided on a set of “Guiding Principles” which expressed their vision for the Township. Results are contained in Chapter 3. The session produced ideas and information useful in the preparation of the Master Plan.



Additional public involvement was obtained from a meeting with the owners and managers of the manufactured housing communities and apartment developments and a meeting with Township growers and large land owners in January of 2012. The results of these sessions are also described in Chapter 3.

Planning Commissioners continued preparing the Plan at their regular meetings throughout 2011, 2012 and 2013. Work sessions were held with the Township Board in September and October of 2012 to present and discuss the Draft Plan. The Draft Plan was then sent to adjoining communities for their comment in accordance with the Michigan Planning Enabling Act.

A Community Open House and public hearing on the Draft Plan was held at the Township Hall on February 5, 2013 to formally present the Draft Plan. The Planning Commission and Township Board also met in a joint session on March 5, 2013 to review the comments made at the public hearing. On March 18, 2013 the Planning Commission recommended approval to the Township Board. The Board subsequently requested that the Planning Commission re-consider the future land use designation for lands located in Sections 33 and 34. On July 15, 2015 the Planning Commission discussed the Board’s request and voted to amend the Future Land Use Map in accordance with the request of the Township Board and recommended that the Board adopt the Plan as amended. The Township Board formally adopted the Master Plan on July 22, 2013.

CHAPTER 1

COMMUNITY DESCRIPTION

LOCATION

Allendale Charter Township is located in the central portion of Ottawa County and has a total area of 32.2 square miles of which 31.3 square miles of it is land and 0.9 square miles is water. Townships in Michigan were traditionally surveyed so each contained 36 square miles being six miles on each side. However, the Grand River physically separated the northern one mile tier of sections which would normally have been part of Allendale Township this northern tier became attached to Polkton Township to the north.

The Grand River forms the northern and eastern boundaries of the Township. Georgetown Township is to the southeast, Blendon Township to the south, Olive Township to the southwest, Robinson Township to the west. Across the Grand River, Crockery Township is to the northwest, Polkton Township to the north, and Tallmadge Township to the east and northeast. The city of Grand Rapids lies approximately 10 miles to the east, the city of Holland lies approximately 16 miles to the southwest, and the city of Grand Haven is situated approximately 18 miles to the northwest.

M-45, a State of Michigan highway crosses east-west through the center of the Township connecting with U.S. 31 close to the Lake Michigan shoreline and crossing the Grand River to the east. 68th Avenue, a county north-south primary road also bridges the Grand River on the north.

NATURAL FEATURES

Prime Farmland Soils. **Map 1 in the Appendix** illustrates the location of prime farmland soils. These soils are defined by the U.S. Department of Agriculture as soils which are best suited for feed, forage, fiber and oil seed crops and which produce the highest yields with minimal inputs of energy and economic resources. Certain areas

may be prime farmland only when well drained or not flooded during growing season.

Most of this soil type is located in the eastern portion of the Township which is mostly developed with only a few active farm parcels. Prime farmland soil is also located in the central portion north of M-45 between 74th and 56th Avenues.



Map 1 also illustrates lands enrolled in the State of Michigan Farmland Open Space Preservation Program also known as P.A. 116. Under this program, property owners agree to relinquish their non-farm development rights for period of at least 10 years in exchange for tax credits. The date of enrollment termination in the program is also shown.

Typically, a large amount of land enrolled with long termination dates is an indication that farming will be a major component of future land use in a community. In Allendale Township there is a relatively small amount of land enrolled in the PA 116 program as a percentage of the total acres and most of these parcels will be coming out of the program in the next few years.

Soil Suitability for Septic Systems. Map 2 in the Appendix illustrates soil limitations for septic systems. These maps are based on the U.S. Department of Agriculture Soil Survey which lists the soil types within five feet of the surface. Consequently, onsite inspection would be needed to determine if a particular site would be suitable for a septic system. However, in planning areas for specific densities (minimum lot sizes) this type of soils map is useful. Larger lots should be planned for areas with moderate to severe septic system limitations in order that there will be a greater chance of locating an area or a lot which is suitable for a septic system.

In Allendale Township the majority of land has severe limitations for septic suitability due to rapid or poor infiltration of septic effluent. Much of this area east of 78th Avenue is included within the Allendale Sanitary Sewer District.

Wetlands. Map 3 in the Appendix shows the location of the different classes of wetlands. Many of these wetlands are located adjacent to streams throughout the Township and along the Grand River. Wetlands not only provide natural habitat for wildlife, they also function as a filter to storm water that eventually finds its way into the surface water. The plant materials, in and near the edge of the wetlands, filter the water by capturing many of the nutrients that are detrimental to the health of surface water.

The largest concentration of wetlands is associated with the Bass River basin in the northwestern part of the Township. Other wetland pockets are scattered throughout, all typically associated with creeks or streams. Preservation of land abutting wetlands must also be recognized for its contribution to the natural landscape.

Floodplains are relatively flat stream valley floors, which are periodically overrun by the stream at high water after heavy rainfall or rapid snowmelt within the stream's watershed area. The Federal Emergency Management Agency (FEMA) determines the 100-year floodplain regions. In Allendale Charter Township the 100-year floodplain is located along the Grand River and a short distance upstream along two of the major creeks near the River.

The Michigan Department of Environmental Quality regulates wetlands that are contiguous to lakes, streams, drains, and ponds, as well as those that are greater than five acres in size. Land containing regulated wetlands has limited development potential, due to natural development constraints as well as wetland protection regulations.



The terrain within the Township is primarily flat with an elevation varying from 600 to 690 feet and an average elevation of 626 feet.

Surface Water. The most significant water feature in Allendale Charter Township is the Grand River. Its location forms the northern and eastern boundaries of the Township and its meandering path allows for an irregularly shaped boundary. Much of the land adjacent to the Grand River is within the 100 year floodplain. A series of tributaries feed the Grand River, the largest of which is the Bass River. Bass Creek, Little Bass Creek and Ottawa Creek are among the other tributaries.

GOVERNMENT AND SERVICES

Township Offices and Departments

Allendale Township is governed by a seven member Board including a Supervisor, Clerk, Treasurer and four Trustees elected every four years. The Township offices are located at 6676 Lake Michigan Drive. Township departments include planning and community development, assessing, building, including rental unit inspection as well as clerk and treasurer. The Township had 19 full time and 12 part time employees in 2012.

Community Policing.

Allendale Charter Township receives assistance from the Ottawa

County Sheriff Department for police protection. For additional assistance the County Sheriff works in cooperation with Grand Valley State University's Department of Public Safety when needed. Ottawa County Deputies also assist the Planning and Community Development Department with enforcement of the Zoning Ordinance. The Township currently outsources 3 full-time police officers from the Ottawa County Sheriff's Department to patrol exclusively within the Township boundaries.

In the summer, the officers often patrol by bicycle in and around the residential subdivisions. The officers value citizen contact and recognize the importance of community policing. A neighborhood watch program run by concerned residents is an active and effective public safety program in Allendale Charter Township.

Fire Department

The Fire Department is at 6676 Lake Michigan Drive sharing a building with the Township offices. The Allendale Fire Department services an area of 32 square miles, and operates seven emergency vehicles. The Allendale Fire Department has a staff of 26 fire fighters with seven officers. Two of those positions are full time. The Allendale Charter Township Fire Department fielded 802 calls in 2011 and 804 calls in 2010.

Public Works Department

Water and Sanitary Sewer Systems

The Public Works Department operates the wastewater treatment plant located at 11624 40th Avenue and also the Township water supply system. The Superintendent, Assistant Superintendent, and the Operators each have the ability to handle the responsibility for the entire water and sewer system if the need arose. Department personnel rebuild and maintain machinery and motors, repair and modify electrical circuits and controls, inspect water and sewer main construction, water meter installation and repair, water and wastewater lab analysis, and maintain buildings and grounds.

The Department maintains 60 miles of water main and 51 miles of sanitary sewer lines. Water samples from different locations are taken weekly to the Lake Michigan filtration plant for bacterial analysis.

Once a year all of the water valves are closed and reopened, as well as flushing and testing fire hydrants. In 2010 there were 2,388 water customers and 1,832 sanitary sewer customers.

Water for Allendale Township is purchased from the City of Grand Rapids which obtains it from Lake Michigan. The Township system includes two elevated water storage tanks. A 250,000 gallon tank is located behind the Township offices and a 200,000 gallon tank is located on the campus of Grand Valley State University.

The wastewater treatment plant was constructed in 1980 consisting of a control building, clarifiers, rotating biological contractors (RBC), de-chlorination pond and two sludge storage lagoons with the treated water being released to the Grand River. The plant capacity was doubled in 2000 with the addition of more clarifiers and RBC's. The system has a treatment capacity of 1.6 million gallons per day and in 2013 was treating 1.2 million gallons per day. A separate lagoon system was installed in 1992 to treat waste from Leprino Foods, a large cheese processing facility located in the Township on 48th Avenue and Rich Street.

Maps 4 and 5 in the Appendix illustrate the location of existing and future water and sanitary sewer lines respectively.

Allendale Charter Township Public Library

The Allendale Township Library is located at 6175 Library Lane. The Allendale Library provides free services to all residents living within the Allendale and Tallmadge Townships as well as anyone within the Lakeland Library Cooperative boundaries. Library cards are free and give you access to millions of items locally as well as statewide.

The library holds over 35,000 materials including books, audiobooks, downloadable audiobooks, e-books, DVDs, CDs, and magazines. The Allendale Township Library was founded in 1966 due to the efforts of the Lion's Club, Chamber of Commerce, and Allendale Township. It was first housed in a small room in the Allendale Township Hall and was overseen by Mrs. Don Stevens. The library has since been housed in offices at the State Farm Building at 6410 Lake Michigan Drive (1987-1999) and then at its present location at 6175 Library Lane (2000-present).

Cemetery

The Allendale Township Cemetery is located on the west side of 60th Avenue, between Warner St. and Lincoln St., north of Lake Michigan Drive (M-45), at 12655 60th Avenue. The first recorded burial was in 1851. The original cemetery property consisted of 10 acres, and an additional 10 acres was purchased in 1999 for future expansion.

Schools

Public schools in Allendale Township include; Evergreen Elementary and Springview Elementary both located at 10690 Learning Lane; Oakwood Intermediate located at 10505 Learning Lane; Allendale Middle School at 7161 Pleasant View Court; and Allendale High School at 10760 68th Avenue. Allendale Christian School (pre-school -8th grade) is located at 11050 64th Avenue. The Allendale New Options High School is located 6633 Lake Michigan Drive.

Allendale Township is home to **Grand Valley State University** established in 1960, situated on 1,280 acres between Lake Michigan Drive and Pierce Street east of 48th Avenue. Classes are also offered at the University's Robert C. Pew Campus in Grand Rapids, Meijer Campus in Holland and through centers at Muskegon and Traverse City established in cooperation with local community colleges. Total student enrollment for the 2011-2012 academic year was 24,662.



Parks and Recreation

Allendale Township operates the Allendale Community Park located behind the Township Offices. The 40 acre park consists of handicapped accessible playground and restroom facilities, three Little League and three adult ball diamonds, soccer fields, splash pad, fishing pond, picnic shelters, basketball, tennis courts, shuffleboard courts, horseshoe pits and concession stand. The Knowlton House Museum and Veterans Memorial Garden of Honor are also part of the Community Park.

In 2002, the Township prepared a Path and Greenway Master Plan that proposed a non-motorized trail system utilizing Ottawa County drain easements. (See map in the Appendix) Additional roadside non-motorized pathways as well as additional sidewalks are also recommended by the plan. Future parks that would serve each quadrant of the Township are also proposed. The Township plans to update its Five-Year Parks and Recreation Plan in 2013.

Two Ottawa County parks facilities are located within the Township. Kuits Bayou consists of 80 acres adjacent to the Grand River, and is accessible only by boat. Eastmanville Bayou consists of 157 acres adjacent to the Grand River, and includes a boat launch, three miles of trails, picnic areas, and a barrier-free canoe/kayak launch. In addition, the County plans a trail connecting greenways along the Grand River corridor.

The Bass River State Recreation Area, a 1,665-acre facility, is located in the northwest portion of the Township adjacent to the Grand River. The area consists of open meadows, open brush land, mature hardwoods, small ponds and 300-acre Max Lake. Hunting is allowed. It has approximately three miles of frontage on the Grand River. The park is used primarily for boating, hiking, cross-country skiing, and mountain biking and horseback riding. The facility contains six miles of trails. A small gravel parking area can be accessed off 104th Avenue in Robinson Township.

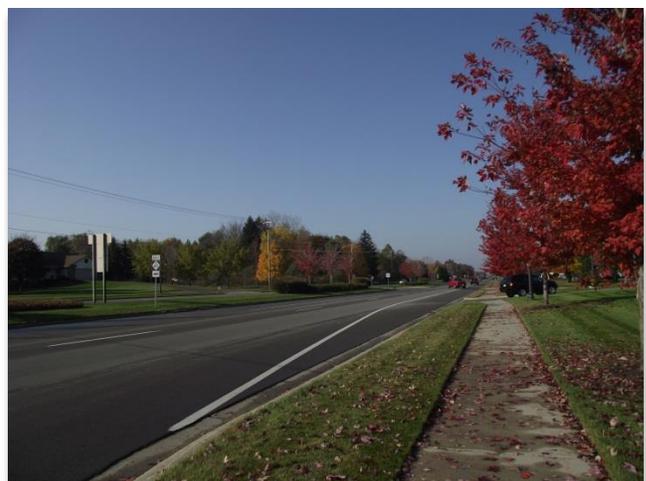
Bus Service

The Rapid provides daily bus service to and from the downtown campus of Grand Valley State University to the main campus in Allendale Township. The service does not extend west of 48th Avenue.

STREETS AND TRANSPORTATION

Arterial Streets

M-45 (Lake Michigan Drive) is a State of Michigan highway that runs through the center of the Township from east to west terminating at US 31 in Grand Haven Township. This road is also classified as a



major arterial street. M-45 within Allendale Township is a four lane boulevard from the east Township border transitioning to a two lane roadway just west of 68th Avenue. The principal function of arterial streets is to provide through traffic movement for higher volumes of traffic.

County Primary Roads

Paved County Primary roads include 68th Avenue, Warner Street west of 68th, 48th Avenue south of M-45, 96th Avenue south of M-45 and Fillmore Street which is the border with Blendon Township. This class of streets serves major movements of traffic within or through the area. Mainly designed to move traffic, the secondary function is to provide land service.

County Local Paved Streets

County Local paved Streets provide internal traffic movement within specific areas and connect those areas with the major arterial system. Generally, they are not continuous for great length and include 54th, 60th, 64th, Alger, portions of Pierce, 96th, 84th, 78th 76th, Rich and all of Lincoln. Unpaved County Local Streets include Warner east of 64th, 88th, portions of 92nd, 74th, Pierce, 84th, and 52nd.

Local Streets

The sole function of these streets is to provide access to immediately adjacent property particularly within residential subdivisions. In developed areas, they make up the major percentage of the streets of the community, but carry a small proportion of the vehicle miles of travel.

Table 1 below provides current and past traffic counts for certain streets in Allendale Township.

The **Ottawa County Economic Development Office, Inc. (OCEDO)** is a non-profit organization that was founded in 1991. The Executive Director of the organization is Ken Rizzio. The purpose of this organization is to provide professional economic development services to Ottawa County, its local governmental units, residents and business & industry. The mission is to encourage and facilitate economic development activities countywide, which will retain and create job opportunities, tax base and private sector investments.

Since the beginning of the organization, OCEDO has assisted in obtaining approximately \$14 of State and federal funds for each dollar spent on maintaining the operation of OCEDO. There are important competitive advantages that exist for OCEDO and its clients. First, OCEDO directly writes grant applications for clients, which result in higher quality, shorter timelines, and a high track record of approvals. Second, OCEDO utilizes its knowledge and expertise of the area, which facilitates greater time efficiencies on up-front information searches.

**TABLE 1
24 HOUR TRAFFIC COUNTS**

Allendale Traffic Counts <i>Sources: Ottawa County Road Commission And Grand Valley Metropolitan Council</i>				
Location	24 Hour 2 Way Traffic Count	Year	24 Hour 2 Way Traffic Count	Year
M-45 east of North Campus Drive	15,472	2010	11,920	2008
M-45 west of 48 th	14,757	2010	12,550	2008
M-45 west of 68 th	4,995	2010	4,785	2008
M-45 west of 78 th	9,989	2010	9,570	2008
48 th , South of M-45	11,113	2010	9,944	2008
48 th North of M-45	3,202	2010	3,445	2008
48 th North of Fillmore	8,435	2010	7,990	2008
68 th North of M-45	11,408	2010	11,634	2008
68 th South of M-45	8,668	2010	11,634	2008
68 th , North of Pierce	8,277	2010	7,920	2008
Warner west of 68 th	4064	2010	4154	2008
Fillmore west of 48 th	6831	2010	6471	2008

Typically, a two lane paved road has a 24 hour capacity of 10,000 - 12,000 vehicles per day. Roads with higher traffic volumes will experience traffic congestion and drivers will seek alternate routes

unless measures are taken to improve traffic flow. For the roads listed above and for all other Township roads only 48th Avenue south of M-45 and 68th Avenue north of M-45 are experiencing volumes above the 24 hour rated capacity.

Road Improvements The 2012 -2017 Ottawa County Road Commission Strategic Improvement Plan lists the following road improvement projects for Allendale Township.

2012: Resurface 56th Avenue from M-45 to Fillmore Street.

2013: 68th Avenue and Pierce Street intersection improvements.

2016: Reconstruct 48th Avenue from M-45 to Pierce Street as a 4 lane boulevard.

DOWNTOWN DEVELOPMENT AUTHORITY

The Allendale Charter Township Downtown Development Authority was established on January 13, 1986. The mission of the DDA is to develop and implement a collaborative plan to create and sustain a viable commercial district in Allendale Township and to provide public water and sanitary sewer service in order to attract new development. The DDA has implemented a variety of projects including sidewalks in subdivisions, storm water drainage improvements, purchase of equipment and vehicles for the Township Fire Department, improvements to athletic fields for area schools and marketing programs for the Township business community. The goals of the DDA have been considered in preparing the Master Plan. The boundaries of the DDA are shown on **Map 6**.

RESIDENTIAL BUILDING PERMITS

Table 2 shows the number of building permits issued for new single family dwellings since 2003 when the last Master Plan was adopted. Over this time period an average of 76 single family dwellings per year have been constructed. **Table 3** lists the number of multi-family dwellings constructed each year since 2003. This includes apartments and attached dwellings such as townhouses and condominiums.

**TABLE 2
BUILDING PERMITS FOR SINGLE FAMILY DWELLINGS**

2003	2004	2005	2006	2007	2008	2009	2010	2011	TOTAL	AVERAGE
173	152	138	63	64	36	32	27	38	691	76 / year

**TABLE 3
BUILDING PERMITS FOR MULTI-FAMILY DWELLINGS**

2003	2004	2005	2006	2007	2008	2009	2010	2011	TOTAL	AVERAGE
0	103	206	311	149	122	15	0	0	906	90 / year

SOCIAL AND ECONOMIC CHARACTERISTICS

Population

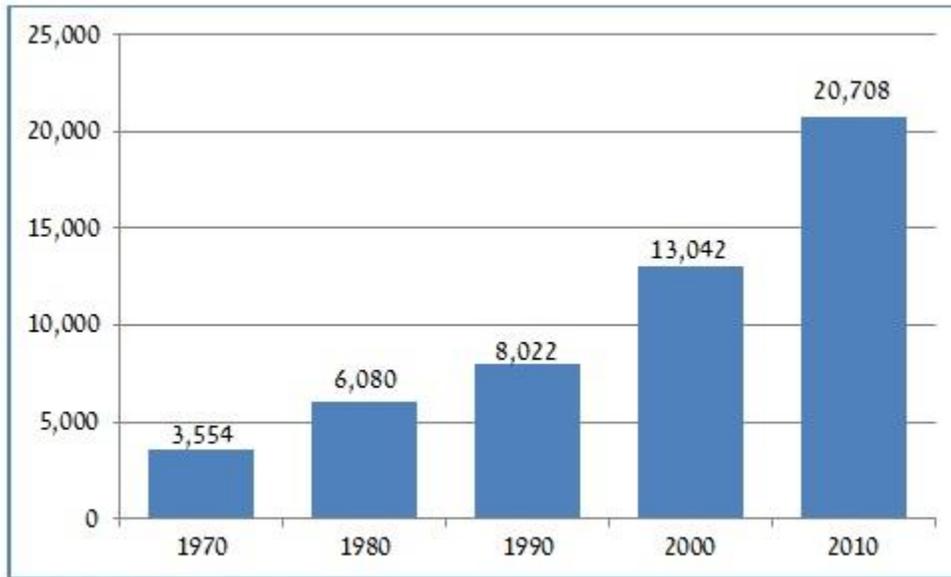
According to the 2010 US Census figures, the population of Allendale Charter Township is 20,708. This is a population growth of 58.8% or an increase of 7,666 persons since the 2000 US Census. This growth is significantly higher than the 10.7% growth experienced by Ottawa County and the 12.8% growth evidenced by neighboring Georgetown Township as shown in **Table 5**. The increase in population in Allendale Township is largely due to the continued increase in student enrollment at Grand Valley State University (GVSU).

**Table 4
Population of Allendale Charter Township, 1970-2010.**

Year	Population	% Change
1970	3,554	*
1980	6,080	71.07%
1990	8,022	31.94%
2000	13,042	62.58%
2010	20,708	58.78%

Source: US Decennial Census.

Figure 1
Population, Allendale Charter Township, 1970-2010.



Source: US Decennial Census.

Table 5:
Population of Allendale Charter Township, Ottawa County, State of Michigan, and Surrounding Townships, 1990-2010.

	1990	2000	2010	2000-2010 Change (#)	2000-2010 Change (%)
Allendale Township	8,022	13,042	20,708	7,666	58.8%
Blendon Township	4,740	5,721	5,772	51	1.0%
Georgetown	32,672	41,658	46,985	5,327	12.8%
Polkton Township	2,284	2,335	2,423	88	3.8%
Robinson Township	3,925	5,588	6,084	496	8.9%
Tallmadge	6,293	6,881	7,575	694	10.1%
Ottawa County	187,768	238,314	263,801	25,487	10.7%
Michigan	9,295,297	9,938,444	9,883,640	-54,804	-0.005%

Source: US Census Bureau, Census 2010, Decennial Census.

From 2000-2010, GVSU experienced a 32.7% increase in growth or 6,083 students. However, it is important to note that the enrollment

numbers include the Holland, Muskegon, Allendale, and Pew (Grand Rapids), campuses. The additional neighboring townships of Blendon, Polkton, Robinson, and Tallmadge all experienced growth, but not at the rate of Allendale Charter Township.

Group quarters include nursing homes, residential treatment homes, correctional facilities, university living centers, dormitories, and other group living arrangements. As evidenced in **Table 7**, the non-institutionalized population living in group quarters represents a significant portion of residents in Allendale Charter Township; adding 3,649 persons or 17.6% of the total population.

Table 6:
Student Enrollment, Grand Valley State University, 2000-2010.

	2000	2010	Change 2000-2010 (#)	Change 2000-2010 (%)
GVSU Student Enrollment	18,579	24,662	6,083	32.7%

Source: Grand Valley State University website: www.gvsu.edu.

Table 7:
Population of Group Quarters, Allendale Charter Township, 2000-2010.

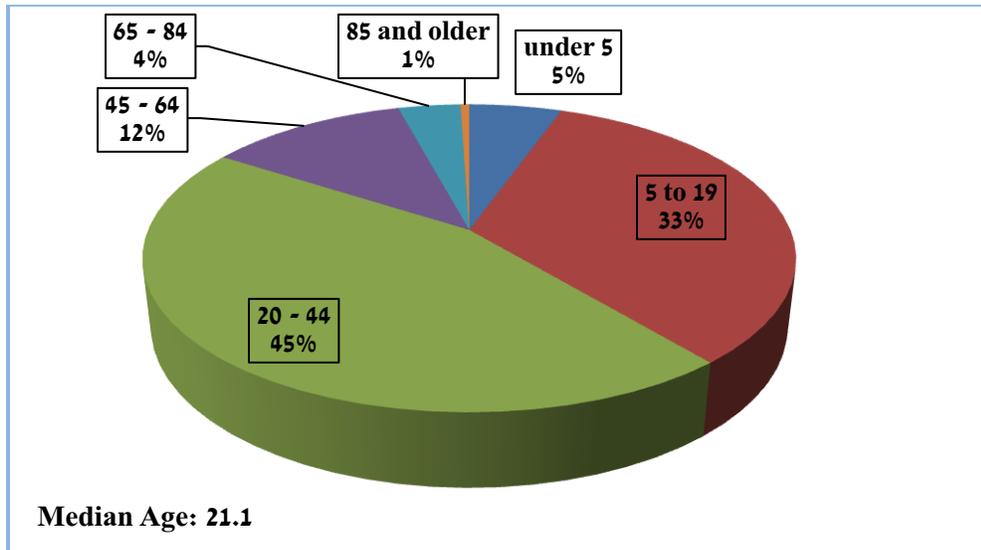
	2000	% of Total Population	2010	% of Total Population	Change 2000-2010 (#)	Change 2000-2010 (%)
In group quarters	3,037	23.3%	3,702	17.9%	665	21.9%
- Institutionalized	57	0.4%	53	0.3%	-4	-7.0%
Non-institutionalized	2,980	22.80%	3,649	17.6%	669	22.5%

Source: US Decennial Census.

Figure 2 illustrates the distribution of the population by age. The largest age group in Allendale Charter Township is the 20 to 44 year old group which makes up 45% of the total population. Age distribution has remained constant from 2000 to 2010, with the exception of a comparatively significant growth of 15 to 24 year olds. This is most likely due to the increased enrollment of students entering GVSU. The age groups under 5 and 5 to 19 were the only groups to experience a small

decrease of approximately 1%.

**Figure 2:
Population Distribution by Age, Allendale Charter Township 2010.**



Source: US Decennial Census, 2010.

Housing

The total number of housing units in Allendale Charter Township increased by 2,344 units or by 67.1%. Occupied housing units rose by 2,288 units from 2000 to 2010, while the total percentage of vacant housing units dropped from 5.3% in 2000 to 4.2% in 2010. These statistics not only suggest a strong residential development climate, but also indicate an increase in overall housing occupancy rates. Owner occupied housing decreased by 16.5%, while renter occupied housing increased by 17.6%. This shift from owner occupied housing to renter occupied housing is most likely representative of the increase in student enrollment at GVSU and the respective increase in demand for temporary and flexible living arrangements.

Another trend evidenced from the 2000 and 2010 US Census data is a decrease in family households and an increase in non-family households. Family households reduced by 11.8% while non-family households increased by 11.8%. The average household size remained fairly constant while the average family size dropped from 3.41 to 3.28 or 3.8%.

The majority of the owner occupied housing is valued in the \$150,000 to \$199,999 range and compromise approximately 38% of all owner occupied housing units. Collectively, owner occupied housing units valued from \$100,000 to \$299,999 make up over 80% of the total owner occupied housing units in Allendale Charter Township.

**Table 8:
Housing and Household by Type, Allendale Township, 2010.**

Housing/Household Type	Number	Percent
Total Households (Occupied Housing Units)	5,594	95.9%
Family Households	3,220	57.6%
Married Couple Families	2,606	46.6%
All Types with Children Under 18 Years	1,775	31.7%
Non-Family Households	2,374	42.4%
Average Household Size	3.04 Persons	-
Average Family Size	3.28 Persons	-
Vacant Housing Units (Includes Seasonal)	242	4.2%
Owner Occupied Housing Units	3,136	53.7%
Renter Occupied Housing Units	2,458	42.1%
Total Housing Units	5,836	100.0%

Source: US Decennial Census, 2010.

**Table 9
Value of Owner-Occupied Housing Units*, Allendale Charter
Township, 2010.**

Value	Number	Percent
Less than \$50,000	322	9.25%
\$50,000 - \$99,999	114	3.27%
\$100,000 - \$149,999	804	23.1%
\$150,000 - \$199,999	1,317	37.83%
\$200,000 - \$299,999	695	19.97%
\$300,000 - \$499,999	166	4.77%
\$500,000 - \$999,999	30	0.86%
\$1,000,000 or more	33	0.95%

Source: US Census Bureau, American Community Survey 5-Year Estimates 2006-2010. *Number of units for which value was determined: 3,481.

Income and Employment

Table 10 summarizes employment in Allendale Charter Township and compares it to employment in Ottawa County. According to the 5-year estimates of the American Community Survey from 2006-2011, Allendale Charter Township and Ottawa County carry the same unemployment rate of 5.2%, however, Ottawa County has approximately 10% more of the total population 16 years and over in the labor force. Again, this is most likely due to the amount of GVSU students who are older than 16 years, but are not considered in the labor force.

The median household income is \$2,439 or 4.6% lower in Allendale Charter Township than Ottawa County. Mean household income and mean family income are also lower in Allendale than Ottawa County. The median family income is slightly higher in Allendale than Ottawa County.

Table 10
Employment Status, Allendale Township & Ottawa County.

	Allendale Township	Percent	Ottawa County	Percent
Total Population 16 Years and Over	16,029	*	199,821	*
- In Labor Force	9,712	60.59%	138,377	69.3%
- Employed	8,881	55.4%	127,930	64.0%
- Unemployed	831	5.2 %	10,334	5.2%

Source: US Census Bureau, American Community Survey 5-Year Estimates 2006-2010.

Table 11
Income, Allendale Township and Ottawa County.

	Allendale Township	Percent	Ottawa County	Percent
Median Household Income	\$52,656	-	\$55,095	-
Mean Household Income	\$59,091	-	\$69,724	-
Median Family Income	\$66,491	-	\$65,474	-
Mean Family Income	\$75,325	-	\$80,370	-
- Families with Poverty Status*		4.0%		3.3%

Source: US Census Bureau, American Community Survey 5-Year Estimates 2006-2010.

*US Census Bureau, American Community Survey 3-Year Estimates 2008-2010.

Table 12
Occupations by Civilian Employed Population, 16 Years and Over
Allendale Charter Township.

Occupation	Number	Percent
Management, professional, and related occupations	2,360	26.6%
Service occupations	1,990	22.4%
Sales and office occupations	2,428	27.3%
Natural resources, construction, and maintenance occupations	653	7.4%
Production, transportation, and material moving occupations	1,450	16.3%
Industry	-	-
Agriculture, forestry, fishing and hunting, and mining	255	2.9%
Construction	338	3.8%
Manufacturing	1,477	16.6%
Wholesale trade	227	2.6%
Retail trade	1,292	14.5%
Transportation and warehousing, and utilities	413	4.7%
Information	168	1.9%
Finance and insurance, and real estate and rental and leasing	363	4.1%
Professional, scientific, and management, and administrative and waste management services	318	3.6%
Educational services, and health care and social assistance	2,427	27.3%
Arts, entertainment, and recreation, and accommodation and food services	1,091	12.3%
Other services, except public administration	340	3.8%
Public administration	172	1.9%
Class of Worker	-	-
Private wage and salary workers	7,649	86.1%
Government workers	1,045	11.8%
Self-employed in own not incorporated business workers	187	2.1%
Unpaid family workers	0	0.0%
Total Civilian Employed Population 16 Years and Over	8,881	100.0%

Source: US Census Bureau, American Community Survey 5-Year Estimates 2006-2010.

CHAPTER 2

COMMUNITY PARTICIPATION

In order to prepare a Master Plan which reflects the needs and desires of the residents of Allendale Township the Planning Commission sought the opinions of Township residents through a citizen survey and through a community values discovery workshop.

SURVEY

A total of 345 on-line surveys and 33 paper surveys were completed for a total of 378; the survey and complete results are in the Appendix.

COMMUNITY WORKSHOP

A Community Values Discovery Workshop was held at the Allendale Township Hall on November 16, 2011. Fifty people attended this workshop including a number of students from Grand Valley State University. Participants worked in small groups to discuss their version of the Allendale Township of 2011 and the Allendale Township of the future. Each group decided on a set of “Guiding Principles” which expressed their vision for the Township. The session produced ideas and information useful in the preparation of the Master Plan.

The following page lists the guiding principles for the future development of the Township which participants voiced and then voted on.



**ALLENDALE MASTER PLAN CITIZEN WORKSHOP
RESULTS OF WORKSHOP HELD NOVEMBER 16, 2011
50 people participated in the workshop**

Guiding Principles have been grouped according to similarities, and total votes shown. All Guiding Principles recorded at the workshop are shown in descending order of numbers of votes.

<u>GUIDING PRINCIPLES</u>	<u>VOTES</u>
Pedestrian traffic and busses to get students to town; Pedestrian access; Walkability; Invite pedestrian traffic and bikes; bike paths throughout the center; Pedestrian access for pedestrians and students; Recreational opportunities, bike paths, sidewalks on all main streets, parks throughout	31
Pursue blending of GVSU community in to Township community; Collaborate with Allendale and GVSU; Connect GVSU and Allendale; Blend student housing with Township; Blend the University with the town; “We are Allendale with a great university”; Capture the intellectual capital from GVSU; Maintain small town feel and blend with GVSU so that college does not overpower community; keep student housing separate but blend the student population into our community	23
Pursue/establish town center; town center should be like Hastings; Create a downtown area; Establish town center for commercial opportunities; Town center pedestrian friendly, outdoor/indoor social interaction, festive environment	18
Address transportation issues (speed, connections); Slow traffic speeds on M-45	13
Limit expansion of student housing; Limited GVSU housing	11
Maintain current rural character and roots; Keep rural and green spaces; Maintain rural space/atmosphere	10
Place to recycle	5
Family/student friendly; family friendly community	3
Indoor senior citizen and community public meeting area	3
Establish a visual gateway to Township from 48 th St. to 68 th St., north and south, east and west	1
Hometown flavor	1
Create an environment that has diverse learning opportunities	1
TOTAL VOTES	120

COMMON ISSUES OF SURVEY & WORKSHOP RESULTS

Following is a comparison of certain topics or issues which were found to be **common** between the citizen survey, and the Community Values Discovery Workshop. These commonalities are listed and analyzed below.

1. What are the most pressing issues facing Allendale Township?

Survey responses

- Maintain rural character : 157 votes
- Traffic speeds on M -45: 69 votes

Work shop responses

- 10 votes
- 13 votes

2. Which of the following concerns you most regarding Grand Valley State University?

Survey responses

- Students not being part of Township community: 146 votes
- Interaction between businesses and students: 127 votes
- Location of student housing: 123 votes

Work shop responses

- 23 votes
- 23 votes
- 11 votes

3. What would make Allendale Township a better place to live? (Check no more than 4)

Survey responses

- More off –road trails for walking and biking: 161 votes
- Bicycle lanes on major streets: 92 votes
- More sidewalks on major streets: 123 votes
- More sidewalks in subdivisions: 52 votes
- More and safer pedestrian crossing locations on M-45:112 votes

Work shop responses

- 31 votes
- (applies to all of the survey responses)

4. Do you support the Town Center concept recommended in the 2003 Master Plan for the area north & south of M-45 between 64th Avenue and 60th Avenue?

Survey responses

- Yes: 249 votes

Work shop responses

- 18 votes

5. Future multi-family housing developments which primarily serve GVSU students should:

Survey responses

- Not be located west of 52nd Avenue: 165 votes
- Be located and designed to avoid conflicts with existing and planned single family housing: 194 votes
- Be allowed to have a higher density with taller buildings in order to allow a greater concentration of students closer to the GVSU campus and reduce the need to extend student housing further west of existing locations: 176 votes

Work shop responses

- 11 votes to limit student housing.
- (applies to all of survey responses)

SUMMARY OF SURVEY COMMENTS

The citizen survey form allowed respondents to list additional answers in their own words to certain questions. The purpose of allowing this was to find out if there was a significant number of free choice answers that were similar in nature so that the Planning Commission would not miss out on any important opinions and comments of respondents. Questions 2, 3, and 4 allowed respondents to add other comments in addition to the choices listed for each question. Respondents could select up to three or four of the prescribed choices offered depending on the question in addition to adding their own answer (a free choice answer). The free choice answers were reviewed and compiled according to similar wording and topic. The results are listed below

Question 2. What are the most pressing issues facing Allendale Township?

- 16 comments regarding the actions and decisions of the Township Board and personnel – mostly negative in nature.
- 15 comments on the need for more sidewalks and bike trails & paths. (This need also received the most votes at the community workshop on November 16.)

Question 3. Which of the following concerns you most regarding Grand Valley State University?

- 13 comments on the need for better interaction between the Township and students. (Also received high votes at the workshop.)
- 11 comments on student behavior (crime, parties, litter.)
- 3 comments on GVSU as a community asset
- 3 comments on the need for sidewalks on 48th Avenue so it would be safer for students walking.

Question 4. What would make Allendale Township a better place to live?

- 8 comments to pave Township roads
- 7 comments to improve Township parks, add more recreation programs and activities.
- 5 comments to not pay more taxes for anything.
- 2 comments on the need for more bike paths.

CONCLUSIONS

Based on the above results the citizens of Allendale Township have concluded that:

1. The rural character of the Township should be preserved;
2. Steps need to be taken to integrate Grand Valley into the Allendale Township community; “to blend the University with the Township”;
3. Sidewalks, bike trails, safer crossing locations on M-45 and bus service would help to physically bring the community together, provide recreational opportunities and make Allendale Township a more walkable community;
4. The Town Center concept which originated with the 2003 Plan is still a good idea in order to create a community gathering place for residents and an opportunity for vital commercial enterprises;
5. Higher density student housing is acceptable provided it is close to the GVSU campus and is designed to avoid conflicts with existing and planned residential areas.

ADDITIONAL FORUMS

In order to obtain information about land uses which greatly affect the future of the Township additional public forums were held. The owners and managers of apartment developments and mobile home parks were invited to attend a work session on January 30 while owners of parcels consisting of 40 acres or more of Agricultural zoned land were invited to attend a work session on January 31, 2012. Although participation at both sessions was lower than anticipated those attending provided useful information. A summary of these sessions follows.

**ALLENDALE CHARTER TOWNSHIP
MASTER PLAN WORKSHOP FOR APARTMENT AND MOBILE HOME PARK
OWNERS & MANAGERS**

QUESTIONS AND RESPONSES

January 30, 2012

5 attendees representing Meadows Crossing, Campus West, Ottawa Creek and Loft 45 (above Heritage Town Square) and an owner of a four unit building.

1. What are today's renters looking for relative to: Amenities, Size of a Unit, Location

- Proximity to GVSU/ walking distance is important
 - Safety – on site security is important to the parents
 - Students want their own bedroom & bathroom
 - Bus service
 - Connectivity to other apartments and to campus
 - General comments: more students are coming from affluent families; older students look for more quality amenities.
-
-

2. Is this true for student renters and non-student renters?

No answers were provided as attendees rented almost exclusively to students.

3. How far from the GVSU campus can rental housing be located before students choose not to rent there?

- Closer the better.'
 - Bus service west of 48th Avenue is needed.
-
-

4. What is the market for more student rental projects?

- Market may be at saturation point/ market is maxed out
 - 48 West and other apartments have plans approved for more units but have not built.
 - If The Grove is built it will ruin the rental business
 - Vacancy rate for bedrooms is 5-10 % for Campus West & Meadows Crossing, Ottawa Creek is 100% occupied.
-
-

5. What is the market for more non-student rental projects?

- Non-students do not like to live in buildings with students and vice versa
 - New industries bring in non –student renters.
 - Could be a market as vacancies do not last long.
-
-

6. Do you have any current issues or complaints with Allendale Township relative to your business?

- Need more temporary signage
 - Bus service west of 48th Avenue is needed.
 - Lower personal property taxes
 - Regulations for students living in single family neighborhoods not being enforced
 - Plug loopholes in rental ordinance.
-
-

7. What has Allendale Township done to benefit your business?

No answers

8. What could Allendale Township do to benefit your business?

- Upgrade 48th Avenue south of M-45 to a four lane road with a turning lane- no boulevard.
 - Fix the Jacobs Drain to prevent future flooding
 - Provide bus service west of 48th Avenue – perhaps smaller busses funded by the DDA & Chamber.
-
-

9. What else would you like to add?

- Meadows Crossing & Campus West share the same security firm and have received some national recognition for the way they do this.
- Keep student housing centrally located so students are closer together – helps with maintaining security and students don't have to drive to other apartments after drinking – they can walk.
- The Rapid will soon stop driving into apartments to pick up students – the busses will stay on the public streets.
- Amenities such as a movie theater are needed in the Township to keep students from heading into Grand Rapids for entertainment and also to keep senior students from wanting to live in GR as that is where the night life is.
- Township should consider building an off campus commuter parking lot where GVSU busses could pick up students & they could avoid high cost of on campus parking.
- Extend Campus Drive to 52nd Avenue.

**ALLENDALE CHARTER TOWNSHIP
MASTER PLAN WORKSHOP FOR GROWERS & OWNERS OF AG ZONED LAND**

QUESTIONS & RESPONSES

January 31, 2012

11 attendees (6 of which identified themselves as farmers)

1. What makes it difficult to farm in Allendale Township?

- Property taxes: SEV vs. appraisal: 6 votes
 - Keep growth in proper areas 5 votes
 - Encroachment of non-farmers/ RE zoning next to AG zone: 4 votes
 - Property taxes based on the use: 1 vote
 - Cost of ownership vs. financial yield: 1 vote
 - Cost of diesel fuel
 - Difficulty in traveling from parcel to parcel
 - Multiple owners
 - Awareness of typical farm characteristics(odor, flies, dust, noise)
 - Educate non-farmers that this is private property
-
-

2. Are there things that support or encourage farming in Allendale Township?

- Invite industrial users: creates increase in land values
and consumers of farm products: 6 votes
 - Cluster housing / PUD's 4 votes
 - Easy to get a burn permit 1 vote
-
-

3. What could or should Allendale Township do to preserve farmland?

- Keep industrial zoning closer to M-45: 6 votes
 - Restrict ability to split farmland for new houses; 1 vote
 - Lower property taxes.
-
-

4. What could or should Allendale Township do preserve rural character and views?

- Reduce the number of houses that can be built: 3 votes
 - Zoning & building requirements to allow for it: 2 votes
 - Do not restrict small animals in residential areas; 1 vote
 - Allow more (encourage) rural look in town
 - Loosen residential access street building restrictions
-
-

5. Should Allendale Township adopt regulations for the long term preservation of farmland?

- Yes: 3 votes
- No: 3 votes
- If restrictions are limited to allow for longevity/do not restrict further: 1 vote
- Make sure it is cheap; 1 vote

=====

6. Should Allendale Township adopt regulations to preserve rural character?

- Yes: 6 votes
(Important to define rural character)
- No more rules: 2 votes
- Currently satisfied

=====

7. Should the minimum lot size in the AG Zone of one acre with 150 feet of road frontage be increased? If so, what should be the minimum lot size?

- Sufficient: 2 votes
- Have a maximum lot size: 2 votes
- No increase

CHAPTER 3

GOALS & STRATEGIES

Planning goals are statements that express the Township's long range vision. Each goal has accompanying strategies that the Township will pursue to attain the specified goal.

The goals and strategies are important for several reasons:

- They provide current and future residents, business owners, and officials, with an overview of the intended future character of the community. The goals and strategies identify and outline the basic parameters which should be used in guiding land use and public services policies.
- The goals and strategies serve as references upon which future rezoning and other land development decisions can be evaluated.

Based on the results of the citizen survey and the community workshops the following set of goals and strategies were developed to serve as statements that express the community's long range desires and to provide direction for the preparation of the Future Land Use portion of the Master Plan. Following the Goals are strategies which provide some initial direction for reaching the desired goal.

GOAL: CREATE A WALKABLE COMMUNITY

Provide safe trails and sidewalks between destination land uses and along roadways for pedestrians, bicyclists, skaters, wheelchair users and all non-motorized users in order to create an environment for social interaction, provide a physical link between Township land uses and the campus of GVSU, provide recreational and physical fitness opportunities, reduce vehicle trips and simply improve the quality of life for Allendale Township residents.

STRATEGIES

1. Prepare a non-motorized trail plan which will:
 - Be integrated with the Township Recreation Plan and Master Plan;
 - Coordinate new trails and paths with the existing sidewalk and street system to avoid duplication, maximize funds, and provide improved linkages between destinations;
 - Be designed to provide safe trails and paths for recreation as well as transportation;
 - Identify future linkages with regional trail systems including the Grand River Greenways Trail.
2. Provide safer pedestrian crossing locations on M-45.
3. Require pedestrian and bikeway connections to adjacent properties and trails where feasible.
4. Identify and pursue funding sources for the construction of sidewalks and trails.

GOAL: PRESERVE RURAL CHARACTER

Protect and preserve those elements which contribute to the rural character of the Township including woodlands, wetlands, farms and farmlands, pastures, fields, open views, the dark night sky, and architectural styles.

STRATEGIES

1. In order for Township officials and citizens to preserve the rural character it needs to be identified, labeled, and acknowledged. Steps should therefore be taken to list those areas, places, views, roadways, buildings and other physical features which significantly contribute to the rural character of Allendale Township. Enlist the help of GVSU planning and environmental sciences students to document rural character. Once this is done a rural preservation program can be implemented provided it has community support.
2. Review and revise Zoning Ordinance regulations as necessary to put into place development requirements which will contribute to keeping rural character.
3. Provide development incentives within the Zoning Ordinance which require the preservation of natural features and open space as the first step in site development design; review and revise the Residential Open Space Development regulations of the Zoning Ordinance so that the cluster open space option is more appealing to developers than the traditional subdivision design pattern.
4. Prepare lighting ordinance requirements which provide practical and effective measures to control light pollution and preserve the night sky.
5. Development proposals should be carefully reviewed for their impact on any nearby agricultural operations.
6. Continue to support the enrollment of agricultural lands into the PA 116 Program.

GOAL: BLEND THE ALENDALE TOWNSHIP & GVSU COMMUNITIES

Pursue measures to engage GVSU students as members of the Allendale Township community; improve interaction between students and the township business and residential community.

STRATEGIES

1. Establish a regular meeting schedule between Township and GVSU officials to matters of mutual concern.
2. Cooperate with GVSU to set up a single contact person at the University for Township officials and residents to call regarding conflicts and questions.

3. Improve the flow of information to and from Township residents and GVSU students regarding University and Township programs events and the use of University and Township facilities. Notices in the GVSU student newspaper, the Lanthorn, utilizing Facebook, placing a link on the Township's and the University's web site to connect users to both entities are useful ideas to pursue.
4. Assist the University in publicizing GVSU student volunteer programs and coordinating their activities with the needs of Allendale Township residents, businesses and institutions such as churches and schools.
5. Work with the Allendale Chamber of Commerce, Downtown Development Authority to devise measures to increase student support of Township businesses.
6. Attendance by Township representatives at the monthly luncheon between GVSU and the owners and managers of rental communities.

GOAL: CREATE A TOWN CENTER

Identify one or more locations for the establishment of a vibrant town center having a design which is pedestrian friendly, creates new mixed use development opportunities, is attractive and easily accessible to both Township residents and GVSU students and provides a location for social interaction and community events.

STRATEGIES

1. Through the Master Plan process identify locations other than the one recommended in the 2003 Plan where the town center concept is feasible; review the 2003 location and design recommendations in light of the uses which have been established and determine what changes should be made to enhance town center development of this location.
2. Working with the development community prepare realistic drawings of a conceptual town center for the new locations identified in order to spark interest and set forth the expectations of the Township.
3. Prepare and adopt regulations and incentives which will promote and encourage the selected locations to be developed in accordance with the town center concept.
4. Identify obstacles to the implementation of this goal and seek to resolve them.

GOAL: ENSURE THAT MULTI-FAMILY HOUSING IS LOCATED AND DESIGNED TO AVOID CONFLICTS WITH EXISTING AND PLANNED SINGLE FAMILY HOUSING

STRATEGIES

1. Through the Master Plan determine locations for future multi-family land use which can satisfy this goal.

2. Determine the amount of vacant land zoned for multi-family use and the number of apartment units approved but not built and balance this with the anticipated future need for multifamily housing in determining the amount of land to be planned for this use.

3. Locate student rental housing close to the University for easier and safer pedestrian access or close to bus lines and require that on-site security be provided. Ideally, multi-family housing which is intended specifically for college students should not be located west of 52nd.

4. Determine if current regulations should be changed to allow an increase in multi-family density and to allow taller buildings in order to allow a greater concentration of students closer to the GVSU campus and reduce the need to extend student housing further west of existing locations.

5. Analyze current zoning ordinance regulations to ensure the development standards for multi-family are sufficient to minimize conflicts with nearby lower density residential land uses.

GOAL: BUILD A SENSE OF COMMUNITY

Create attractive, safe and convenient residential communities with a variety of housing types for all income levels, and suitable parks, utilities, sidewalks, and civic open space which can contribute to a sense of community.

STRATEGIES

1. Promote citizen involvement in achieving the goals and accomplishing the strategies of the Township's Master Plan in order to build a sense of community and to increase citizen involvement and interest. Some action steps could include:

- ❖ Holding a volunteer fair once per year where a wide range of civic organizations are represented, and where issues as identified by the Master Plan can recruit "issues champions".
- ❖ Establish links on the Township's web site which connects interested individuals to existing and future issues groups (web sites or Facebook pages).

2. Seek volunteers interested in constructing a Township community center.

3. Create one or more information centers for people to contact for community events or general Township information.

GOAL: PROVIDE A RANGE OF RECREATION OPPORTUNITIES AND FACILITIES TO MEET THE NEEDS OF CITIZENS OF ALL AGES

STRATEGIES

1. Incorporate recreation design such as trails and bike paths into the review of site plans for new developments.

2. Coordinate land use decisions with the goals of the Township Recreation Plan.

3. Cooperate with State and County agencies regarding plans for the use of the Bass River Recreation Area and Grand River Greenway Trail.

GOAL: MAINTAIN AND PLAN FOR A SAFE, EFFICIENT, AND FUNCTIONAL ROADWAY SYSTEM.

STRATEGIES:

1. Continue to require development to provide for the construction of sidewalks along major arterial streets; incorporate the design concepts of “Complete Streets” into existing and future streets.
2. Continue to work with the Michigan Department of Transportation to lower the speed limit on M-45 through the boulevard portion if this would create safer conditions for both vehicles and pedestrians.
3. Continue to seek cost efficient ways to provide public bus service west of 48th Avenue.
4. Plan land uses along major Township roads such as 48th Avenue and 68th Avenue which will preserve the primary function of these roads which is the safe and efficient movement of traffic.
5. Prepare and adopt access management standards to better regulate driveway locations and vehicle turning movements.

GOAL: PRESERVE THE NATURAL RESOURCES AND WATER QUALITY OF ALLENDALE TOWNSHIP

STRATEGIES

1. Adopt a Low Impact Development ordinance that gives incentives for site design that incorporates green storm water management techniques.
2. Incorporate preservation of natural features into site development design as a function of site plan review.
3. Consider adoption of regulations which require the preservation of a natural vegetation filtration strip along lakes, rivers and streams.

GOAL: PROMOTE THE DEVELOPMENT, REDEVELOPMENT, AND REHABILITATION OF INDUSTRIAL AND COMMERCIAL AREAS TO PROVIDE ATTRACTIVE SITES TO A VARIETY OF ENTERPRISES WHICH WILL STRENGTHEN THE TAX BASE AND PROVIDE A PLACE OF EMPLOYMENT FOR AREA RESIDENTS.

STRATEGIES

1. Review existing land uses along M-45 especially between 56th and 64th M-45 and determine appropriate locations for commercial development taking into consideration the impact on adjoining residential uses.

2. Review existing regulations regarding the development of commercial and industrial properties to ensure they address contemporary uses and development practices and that they balance the need for public safety and good site design with the economic considerations of the business community.

3. Plan for sufficient industrial land which is accessible by all season roads and public utilities.

CHAPTER 4

LAND USE & EXISTING CONDITIONS ANALYSIS

Influences on Allendale Township

Located in the center of Ottawa County Allendale Township has been most heavily influenced by the establishment in 1962 of what is now Grand Valley State University (GVSU) and by State of Michigan Highway M-45 (Lake Michigan Drive) which bisects the Township and serves as a major travel route between the City of Grand Rapids on the east and US 31 on the west which runs parallel with the Lake Michigan shoreline. The growth of the University and accessibility to Grand Rapids via M-45 has resulted in major commercial growth along the eastern portions of M-45 as well as the development of significant apartment projects and large neighborhoods of single family homes.

The Grand River which serves as the northern boundary of the Township lessens the influence from Polkton Township north of the Grand River. However 68th Avenue connects Allendale Township with Polkton Township and I-96 to the north. As a result of this connection traffic has increased every year on this important roadway. Neighboring townships Blendon to the south and Robinson to the west are largely agricultural and do not greatly affect land uses in Allendale Township. A small portion of Georgetown Township abuts Section 36 in the south east corner of Allendale Township where land uses in both Townships are compatible.

Existing land Use

The majority of developed land in Allendale Township is located approximately one mile to the north and south of M-45 (Lake Michigan Drive) from the Grand River westward to 76th Avenue. Away from this area single family dwellings line many of the paved roads on lots ranging from one acre to over 40 acres. A brief description of the major land use categories is provided below.

Agricultural

This existing land use category includes land which is zoned Agricultural and Rural and Rural Estate. Both of these zones allow farming and require a minimum lot size of one acre and 150 feet of lot width. The RE zones are devoted to single family site condominium subdivisions such as Highland Trails, Little Bass Creek Estates and Arcadia Woods. The RE zoned subdivisions were developed under the Residential

Open Space Development provisions of the Zoning Ordinance which requires that a certain amount of land in the development be preserved as open space. In some of the RE zoned subdivisions the deed restrictions do not permit farming.

The majority of land in Allendale Township is zoned Agricultural and Rural as shown on the Township Zoning Map in the Appendix. Map 1 also in the Appendix illustrates prime farmland soils. Most of this soil type is located in the eastern portion of the Township which is mostly developed with only a few active farm parcels. Prime farmland soil is also located in the central portion north of M-45 between 74th and 56th Avenues.



Many active farms exist and farming is still an important component of the Township economy and heritage. Over the years farmland has been divided and sold for non-farm dwellings. This is evident for example, along portions of Warner Street, Lincoln Street, Pierce Street, 64th and 68th Avenues where single family houses line the road. There are still a large number of parcels over 40 acres in the Township. Cash crops along with dairy farming are the predominant agricultural uses although there are a number of farms devoted to

nursery stock and flowers which are sold from the a number of farm markets (greenhouses) in the Township.

Table 13 provides a comparison of farm land values and the number of parcels assessed as farm land from 2007 through 2011 for Allendale Township and adjacent townships as taken from the annual Ottawa County Equalization Reports. With the exception of Georgetown Township all of the other surrounding townships have more parcels devoted to farming with a much higher assessed valuation than Allendale Township and can be considered to be more of agricultural based community than Allendale Township.

TABLE 13

**Comparison of Agricultural Assessed Land
by Number of Parcels and Assessed Value
2007 - 2011**

Township	2007		2008		2009		2010		2011	
	No. of Parcels	Assessed Value								
Allendale	129	29,295,900	149	33,682,700	154	33,759,500	156	33,776,967	162	32,459,450
Blendon	346	56,398,900	352	56,580,400	350	56,967,100	348	53,880,000	346	52,171,900
Georgetown	96	7,369,389	96	7,484,637	96	7,234,600	95	7,021,400	97	6,785,500
Polkton	432	46,915,000	445	51,098,600	439	51,034,900	445	55,787,200	444	57,916,900
Robinson	222	34,258,400	219	34,726,700	222	34,337,500	226	35,299,100	228	33,178,300
Tallmadge	184	27,903,500	184	30,595,400	184	30,247,800	186	27,651,400	185	26,585,100

It is worth noting that the number of parcels assessed as agricultural increased each year from 129 parcels in 2007 to 162 parcels in 2011. The assessed valuation however while increasing from 2007 to 2010 declined from 2010 to 2011. Some reasons for this increase in the number of parcels may be that land owners cleared woodlands for farming due to the steady increase in land values and to claim the agricultural tax exemption or agricultural land was divided into smaller parcels which remained zoned and used for agricultural but which could be sold for a single family dwelling.

While farming is still an important component of Allendale Township the current zoning regulations are not an effective tool to preserve long term farming. The 11 landowners who attended a Township sponsored January 31, 2012 workshop to discuss farmland preservation were evenly split on the need for new zoning regulations to restrict the number of new lots which could be created for non –farm dwellings. Such regulations need the support of the farming community to be effective.

As noted there is little difference between the Agricultural and Rural Zone (AG) and the Rural Estate Zone (RE). Uses permitted are exactly the same in the two zones except that AG allows certain uses such as parks operated by a government agency, the sale and repair of farm equipment, cemeteries, airfields, race tracks, public utility buildings and support service residences. The purpose of the RE Zone as stated in the Zoning Ordinance is to provide opportunities for very low density residential developments and creative design to preserve natural features and provide open space buffers between such areas and active farms. Public water and sanitary sewer not envisioned for RE zones.

Typically a rural estate or rural residential category is intended to be a transition area between subdivision development and long term farmland but Allendale Township

does not have a long term farm land preservation strategy. Because there is little or no difference between AG and RE relative to uses permitted and land development requirements some consideration should be given to deleting or amending the RE Zone in order to simplify the zoning categories or to draw a distinction between the two zoning districts. **One method to accomplish would be to amend the RE regulations to no longer allow farming in the RE Zone.**

Residential

Single family subdivisions are primarily located in the R-1 Zoning Districts in platted subdivisions on lot sizes ranging from 11,000 to 17,000 sq. ft. Many of these subdivisions were developed in the 1960's to the 1980's and include Grand Valley Estates, Dewpointe and Holiday Meadows. These plats are served by public water and sanitary sewer. Most do not have sidewalks.

In the 1990's and from 2000 to 2010 a number of new single family neighborhoods were established as Planned Unit Developments and were either platted subdivisions or site condominiums. A number of these PUD's are located in areas with larger lot sizes of over an acre where public water and sewer are not available. Examples are Lone Pine Estates in Section 35, Christianson Estates in Section 34, and Danenberg Estates in Section 16. Other PUD's developed during this time period with public utilities and closer to other developed areas include Winding Creek Circle, Hidden Shores, Bittersweet Estates and Randall Estates. These PUD's included sidewalks and in some projects open space and lakes as amenities for residents.

Other PUD's such as Dewpoint West contained a mix of single family detached dwellings, duplexes and attached four unit condominiums while some PUD's were developed with two and three unit townhomes such as Village Condo's in Section 23.

Multi-family

A number of multi-family projects have been built in close proximity to Grand Valley State University to serve student housing needs. Some of the larger projects are located on 48th Avenue south of M-45 and include 48 West, Meadows Crossing, Campus West, Country Place and Copper Beach Apartments. Other older apartments are located along M-45 and include Highland Trails and Ottawa Creek apartments. According to the 2010 US Census rental housing constitutes 42% of the total housing units in Allendale Township.



In order to determine the number of multi-family dwelling units which could be built on land currently zoned for this use an analysis of vacant land zoned R3 and R4 was done along with a review of projects approved for multi-family but not yet built. The results of this analysis are below:

R3 zoned vacant land:	17.73 acres x 6.7 du/acre	=118 dwelling units
R4 zoned vacant land:	33.82 acres x 12 du/acre	= 405 dwelling units
48 West PUD: units approved but not built		= 126 dwelling units
West Wind PUD		= 119 dwelling units
Mystic Woods PUD: units approved but not built		= 49 dwelling units
Campus West PUD: units approved but not built		= 63 dwelling units
Sietsema property rezoned to R4 in 2012		<u>= 788 dwelling units</u>
Multi-family units possible July 2013 zoning =		1668 dwelling units

The number and location of apartment projects has been a controversial issue for a number of years as apartment development has been driven by the growth of the GVSU student population. However, there are factors which may be influencing the need for more student housing in the future.

- According to University officials the University will not be constructing any new on campus student housing. In fact some on campus housing may be torn down due to the age of the buildings. Off campus housing will need to fill any void.
- Students who are juniors and seniors tend to move to Grand Rapids for the entertainment opportunities and take classes at the downtown campus or commute by bus to the Allendale campus thereby reducing the need for housing in the Township.
- Projections for student growth are one-half to 1.5 percent per year which is lower than the 3.2 percent annual average between 2000 -2010. This growth rate includes students at all of the University's facilities not just the Allendale campus.

The above factors suggest that the future demand and need for off campus student apartments may be less than the previous decade. As noted above current zoning would allow for the construction of about 811 new apartment units.

However, proximity to campus and bus service are important considerations in locating new apartment developments. The 2011 citizen survey showed a strong desire to allow student housing to be built at a higher density than currently allowed if such developments could be located closer to the GVSU campus - preferably east of 52nd Avenue.

Manufactured Housing

There are two manufactured housing communities in the Township: Knollwood Estates with 162 lots and Allendale Meadows with 352 lots. Both communities provide some of their housing for GVSU students.

Commercial

The majority of commercial uses are located along M-45. Many of the businesses **between 48th Avenue and 56th Avenue** consist of fast food and sit down restaurants, convenience and party stores, coffee houses, gas stations, banks which serve the GVSU population and passing traffic. A hotel, furniture store and hardware store are the largest businesses in this section of M-45. Many of these commercial areas were developed as Planned Unit Developments.

The commercial uses west of 56th are some of the older businesses which served Allendale residents before the rapid growth of GVSU including several used vehicle businesses and semi-industrial uses. In recent years however a number of newer businesses have emerged west of 56th to provide service and shopping opportunities for Township residents: Family Fare grocery store, Chemical Bank, Macatawa Bank, **Heritage Town Square**, Metro Health Clinic, and Walgreen's are examples. A commercial zoned area exists along the Township boundary on 96th Avenue just north and south of M-45. These uses have existed for many years and do not reflect current policy on where commercial zoning is most appropriate.



The intersection of M-45 and 68th Avenue and some adjacent properties constitute the oldest commercial area and was once the “downtown” of Allendale Township. A long established and still active feed mill on 68th Avenue a few hundred feet north of M-45 is a visual reminder of the Township's strong agricultural history. A number of retail shops, a meat market, gas station and pharmacy/convenience store along with the Allendale Township offices, fire station and park anchor this corner.

Most of the parcels fronting on M-45 between 56th and 60th are zoned R-1 and occupied by single family dwellings which serve as a buffer to the single family neighborhoods behind. Another large area of R-1 zoned but vacant land exists on the south side of M-

45 west of 60th. **The increasing traffic volumes on M-45 and the closeness of a number of existing houses to the street calls into question the long term residential viability of this area.** However, the shallow lot depth for some lots particularly between Richards and Northgate make conversion to non –residential use difficult.

An analysis of vacant commercial zoned land including PUD’s approved for commercial purposes was done in February of 2012 and revealed the following:

Assuming that 10,000 to 25,000 sq. ft. of commercial space might be built per year then the available supply of vacant commercial zoned land would be completely utilized in 15 to 52

C-1 vacant land:	8.18 acres
C-2 vacant land:	26.48 acres
C-3 vacant land:	0 acres
PUD vacant land:	<u>24.73 acres</u>
Total vacant acres zoned for commercial use:	59.39 acres

Assuming that an average commercial building covers 15-20 percent of a parcel then 59.39 acres of commercial zoned property could be developed with between 388,000 to 517,000 square feet of retail, office, service uses and restaurant space. For comparison purposes the Family Fare grocery store and adjoining retail shops occupy about 58,000 sq. ft. and the Town Center Plaza contains about 20,000 sq. ft. A large retail store like Meijer or Wal-Mart typically contains 200-250,000 sq. ft.

Greater annual growth of course will use land at a faster rate. These numbers are quite broad but for master planning purposes they can be useful in helping to determine if more commercial land is needed. Other factors will need to be considered such as the location, abutting land uses, traffic patterns and volumes, availability of utilities, projected population growth and Township goals.

Industrial

There are two zoning districts which permit industrial land uses in Allendale Township; Light Industrial and Planned Industrial Development. Land zoned for these districts is shown on the Township Zoning Map. The majority of PID zoned land is in Sections 19 and 24 east and west of 48th Avenue. A large area of vacant PID zoned land also exists in Section 36 adjacent to the Copper Beach Apartments.

There are only a few areas zoned Light Industrial. One of these is the Township Wastewater Treatment Plant on 40th Avenue backing up to the Grand River. A Light

Industrial zoned area is located at M-45 and 84th Avenue and is occupied by a rental company and a storage business as well as several vacant parcels.

The largest industry in the Township is Leprino Foods located at 4700 Rich Street. Leprino Foods produces a variety of dairy products and is the largest producer of mozzarella cheese in the world. Another large industry is Great Lakes Laser Dynamics on Allen Park Drive. A number of smaller industrial uses are located on Edgewater Drive and 54th Avenue in the Edgewater Business Park.

Rich Street which abuts a number of industrial parcels in Section 24 and is the main road abutting Leprino Foods is not an all season road which could limit the ability of trucks serving existing and future industries to utilize Rich Street during the spring weight restriction period.

An analysis of vacant land zoned in 2012 PID found 231 vacant acres most of which (133 acres) is located in Sections 19 and 24. These parcels are served by public water and sanitary sewer, have good access to M-45, are relatively flat and can be easily developed.

The PID zoned lands in Section 36 comprise about 98 acres. Public utilities are adjacent within Pierce Street and 48th Avenue but the adjacent land uses being apartments and single family houses and the main access route to M-45 through populated student housing areas make this area questionable for future industrial use.

According to the Ottawa County Economic Development Office, Inc. (OCEDO), a non-profit organization whose purpose is provide professional economic development services to Ottawa County and its local governmental units, Grand Valley State University serves to attract industrial businesses as the University provides a ready source of educated employees. The OCEDO also sees a strong market for agricultural food processing facilities in Ottawa County such as Leprino Foods.

Industrial buildings will typically occupy 30 to 40 percent of a parcel. **The 133 acres of vacant PID zoned land in Sections 19 and 24 could therefore accommodate 1.76 to 2.35 million square feet of industrial building space.** For comparison purposes the Leprino Foods building is about 300,000 square feet.

As Michigan continues to pull out of the economic downturn which began in 2006 the amount of vacant industrial zoned land would appear to be sufficient for the next five year planning period when this matter can reviewed again. Some consideration should be given to the need to retain the PID zoning in Section 36 as this land may be

more suitable for other less intensive uses. Rezoning from PID would allow the land to be used for something other than industrial.

Planned Unit Developments

The Township Zoning Map shows there are 44 Planned Unit Development Zoning Districts in Allendale Township in addition to the 14 non-PUD zoning districts. Uses in these PUD Zones range from large apartment projects with on-site retail / service uses to several PUD Zones containing only a single use such as a duplex in one PUD Zone and a funeral home in another PUD Zone.

This large number of PUD's has made administration and enforcement difficult because each PUD is its own separate zoning district with a set of zoning regulations unique to that PUD. **In order to simplify zoning administration consideration should be given to rezoning those PUD's whose development requirements and permitted uses are the same or almost the same as a similar non-PUD zone. For instance a PUD zone which contains only commercial uses with commercial development regulations could be rezoned to the C-2 district.**

Grand Valley State University

As part of the Master Plan preparation Township officials in December of 2011 met with GVSU representatives in charge of facilities and planning for the University in order to discuss the future physical expansion plans of the University and how this might affect the Allendale Township community. The University has its own long range master plan which is flexible depending upon changing conditions and which is updated on a regular basis.

Under Michigan law Township zoning regulations do not apply to public colleges and universities.

According to the representatives land uses on the west side of the campus facing 48th Avenue are not expected to change from the current uses which are the Meadows Golf Course and open space / recreational fields. The southeast corner of M-45 and 48th Avenue which might be considered a prime location for retail uses will not be developed until the Meadows Golf Course is gone.

The University does own approximately 170 developable acres north of M-45 along both sides of 40th Avenue with some M-45 and Grand River frontage. According to the University Master Plan this area could be developed as a new mixed use neighborhood combining faculty, staff, and market rate housing with retail, restaurant and neighborhood services. While this idea may have merit University officials also acknowledge the difficulty in connecting this area with the main campus on the south side of M-45.

The land would not likely be developed by the University but officials stated it could be sold and developed by the private sector depending upon the offer. Because of this possibility the Master Plan should designate the future use of this property so that future development is compatible with Township goals.

The University also owns a number of parcels south of Pierce Street in Section 31 of Georgetown Township.

Other information resulting from this meeting included the following:

- ❖ The University is not planning to build any more on campus housing;
- ❖ The trend in housing is for one bedroom apartment units;
- ❖ West Campus Drive coming into the campus from 48th Avenue will be widened to accommodate a bike lane;
- ❖ Remote parking lots may be provided where off campus for commuters can board a bus to campus.
- ❖ Laker Village (on campus apartments) is likely to be demolished as the buildings have reached the end of their useful life.
- ❖ The University owned land abutting the Grand River north and south of M-45 could become county parkland.

US 31 By-Pass

The Michigan Department of Transportation (MDOT) will construct a new two-lane, limited access roadway (M-231) from M-45 (Lake Michigan Drive) in Robinson Township north to the I-96/M-104/112th Avenue interchange area near Nunica in Crockery Township. This roadway will be located west of the existing 120th Avenue roadway. A new bridge over the Grand River along this new route will be constructed making it only the 4th river crossing in Ottawa County.

Design and right of way acquisition began in 2010. Construction of the new M-231 Grand River Bridge began in 2011. The connection to M-45 is scheduled for 2013. This connection is not likely to create any traffic issues on M-45 in Allendale Township although traffic volumes may increase a bit as drivers avail themselves of this new route to detour around the City of Grand Haven.

Land Uses in Adjoining Communities

The townships of Georgetown, Blendon and Robinson directly abut the boundaries of Allendale Township and land uses both existing and planned will affect land uses in Allendale Township. This section of the Plan provides review of the zoning, existing land use and future land planned along the Allendale Township borders.

- **Robinson Township** abuts the western edges of Allendale along 96th Avenue. The existing land uses are farmland, woodlands and single family dwellings on acreage lots. Existing zoning is Rural Residential and AG-1 which permit farming and require

a minimum lot size of almost two acres for a single family dwelling. The Robinson Township Master Plan call for a continuation of this zoning and land use.

- **Blendon Township** abuts the entire southern border of Allendale Township along Fillmore Street. For the portion one half mile west of 56th Avenue the zoning and existing land use are Agricultural in nature with the existing zoning requiring a 40 acre minimum lot size for a house. The 2008 Master Plan however recommends Traditional Residential Neighborhoods just west of 56th Avenue with a density of three units per acre if served by public water and sanitary sewer presumably from the Allendale Township system.

Further west the zoning and Master Plan recommendation would continue the Rural /Agricultural Preservation pattern with lot sizes of 20 acres for a single house and three acres per house for a cluster housing development.

East of 56th Avenue the zoning in Blendon Township is R-3, High Density Residential due to the existence of four parcels which contain one multifamily building and one parcel which contains two such buildings. All buildings are setback hundreds of feet from Fillmore Street and appear to have little or no impact on the single family houses along the north side of Fillmore Street which is in Allendale Township. The Master Plan however calls for additional R3 zoning for the remaining land fronting on Fillmore eastward to 52nd Avenue extended which would face the existing single family houses in Allendale Township.

East of 52nd extended the zoning is Agricultural Preservation but the Blendon Township Plan calls for Office / Service uses and Neighborhood Commercial use at the south west corner of 48th Avenue and Fillmore. This Neighborhood Commercial, area being on the edge of Blendon Township, would also have an impact on adjoining Allendale and Georgetown Townships but would also serve the convenience shopping needs of residents in this area including the student population located at the southern end of the GVSU campus.

- **Georgetown Township** abuts a small portion of the southeast corner of Allendale Township along Pierce Street and 48th Avenue. The uses planned for and zoned along 48th Avenue are Agricultural with one to 10 acre lots sizes. The portion along the south side of Pierce Street actually abuts the GVSU campus and contains multi-family student housing. The University also owns a number of parcels north and south of Luce Street.

Analysis of Zoning Ordinance

The Township Zoning Ordinance will have the most effect on land use in the Township so it is important that it be analyzed as part of the Master Plan update process. The Ordinance not only establishes the density, and in some respects the property values, in a given zone

through minimum lot sizes, house sizes and building setback requirements but the development standards ensure public safety, compatibility between land uses, protection of the natural environment and building appearance. Procedures and standards for the review of development projects are also an important component of the Ordinance.

- The site plan review chapter contains a number of review standards which appear to be discretionary – meaning that the Planning Commission can choose when to require them. These standards are most applicable to commercial developments and have historically been applied for this type of use. However, the regulations apply to all projects subject to site plan review and in many cases the standards do not apply which requires the Commission to waive or greatly modify the standards in order to grant approval for the project. In order to avoid a “one size fits all” approach it may be better to specify a particular zone or geographic area where these standards best apply –an overlay zone for example – and develop a different set of standards for the remainder of the Township.
- The landscape regulations should be amended so they are all in one chapter and so the planting requirements can be varied to meet the conditions of a site and proposed use.
- The list of permitted and special land uses should be reviewed to reflect contemporary terms and uses and development practices.
- More specific lighting requirements are needed.
- Regulations for development in the 100 year flood plain are needed.
- The sign regulations should be amended to address LED / digital signs.
- Revise and clarify the requirements which trigger site plan review and major and minor amendments to an approved site plan.

CHAPTER 5

FUTURE LAND USE

This chapter contains the recommendations which will guide the development of Allendale Charter Township in the coming years. These recommendations were influenced by a number of factors:

- The viewpoints, concerns and suggestions of Township residents which were voiced at numerous meetings and through written surveys.
- Location and availability of public utilities.
- Analysis of existing circumstances and future needs.
- The 2015 Community Strategic Plan.
- Existing land use.

Master Plan Concepts

The Future Land Use Map is based upon several major land use planning concepts for the general development of Allendale Township. These concepts are derived from the goals and objectives stated in Chapter Two and the desires of Allendale Township citizens and are intended to guide the future growth of Allendale Township.

These major land use concepts include the following:

- The rural character and the views of agricultural and wooded lands in the Township are important elements in the quality of life of all Township residents and need to be preserved and enhanced. Residential growth will transition from subdivision utility served lots to acreage lots in a more rural open space setting going westward from 76th Avenue.
- Grand Valley State University will continue to exert influence on the land use and economy of Allendale Township. Off -campus University related developments should be designed and located to be compatible with single family housing. Such uses should be served by bus service to the University with non-motorized connections to the campus for use by all Township residents.
- Intensive land uses should be located within the boundaries of the water and sanitary sewer service areas.
- Development along M-45 should be designed to achieve traffic safety, walkable access from adjacent neighborhoods and compatibility with existing and future land uses in these neighborhoods. Residential uses along M-45 may be appropriate in some locations.
- The Town Center location and concept will continue to be a vital component in creating a sense of community for the Township. The Township may need to take a stronger role in making this a reality.

Future Land Use Categories

The Future Land Use Plan recommends a number of different Future Land Use Categories. The following descriptions explain the type of land use, the intensity of that land use, and the locations for proposed uses. Policies and rationale guiding the establishment of those uses are also provided, as well as implementation steps for carrying out the recommendations of the Plan.

The future land use recommended for an area may be the same as the existing zoning for that area, while in some cases the future land use recommended is different from the existing zoning. Future Land Use categories may or may not correspond to zoning districts existing in the Township; in some cases, a new zoning district is recommended as an implementation strategy.

The Future Land Use Map does not change the existing zoning of a parcel.

A property owner or the Township will need to apply for a rezoning if the future land use category is different from the existing zoning. Meanwhile, a property owner must use the property as it is currently zoned.

AG **AGRICULTURE**

This future land use category is analogous to the Agricultural and Rural Zoning District and recognizes those lands which are best suited for farming based on location, current utility served areas, soil type, parcel size and active farm operations. Farming would be a principal permitted use along with single family dwellings but AG areas would not be served by public water and sanitary sewer.

The Plan recommends a continuation of the current Zoning Ordinance requirement of a one acre minimum lot size for a single family dwelling with 150 feet of lot width. The existing zoning regulations are not an effective method to preserve farming in the long term and over time farming uses in this area may decline as more non-farm dwellings are built for people wishing to live in a rural setting but who are not farmers. As more



non-farm residents move into active farm areas it becomes more difficult for farmers to operate.

While many Township residents in the survey and public workshops expressed a desire to preserve rural character there was no strong direction for the Township to enact stronger zoning measures to preserve farmland. The proposed AG areas are similar to those identified in the 2015 Community Strategic Plan.

RE RURAL ESTATE

This Master Plan category is the same as the Rural Estate zoning district and is intended to serve as a transition from residential subdivision type development in the R-1 and R-2 zoning districts to the rural farmed areas in the AG zone.

The RE category provides opportunities for very low density residential developments and creative design to preserve natural features and provide open space buffers between such areas and active farms thereby helping to preserve rural character. Public water and sanitary sewer not envisioned for RE zones which are located outside the boundaries of the planned sanitary sewer service area. The minimum lot size is proposed to remain as it has been for many years at one acre with 150 feet of lot width.

Several large areas which in 2013 were zoned AG are planned for RE use in Sections 33 and 35 west of 76th Street in Section 28. This area is characterized by a number of large lot subdivisions and acreage lots containing single family dwelling along the north-south roadways. Few farms exist in these areas. The RE designation will serve as a transition between LDR and AG.

Other RE areas are planned in Sections 14, 15, and 16 due to the existing large lot subdivisions and strip residential lots along 76th, 68th and 64th Avenues, Warner Street and Lincoln Street. This planned RE area is surrounded by active farms and is in the midst of prime farmland soils. This RE area would ensure larger lot sizes and fewer residents which would be more compatible with nearby farming than if Low Density Residential (R-1 Zoning) were planned for these areas.

In the Master Plan discussions for the 2013 Plan to determine appropriate locations for future RE land it was noted that the uses permitted in the RE zoning district and the minimum lot sizes were exactly the same as



the AG zoning district except that the AG zone allows certain uses such as parks operated by a government agency, the sale and repair of farm equipment, cemeteries, airfields, race tracks, public utility buildings and support service residences.

Essentially, it was determined that there was very little difference between the two zoning districts. Discussion centered on the need for both districts, if they should be combined or if the RE Zone should be changed to no longer allow farming. One fact was noted that the areas that were rezoned to the RE district in past years were developed as open space subdivisions where farming was not practical or not permitted by private deed restrictions.

Based on the above discussion the Master Plan recommends that farming no longer would be a permitted use in RE zoned areas. Doing this draws a clear distinction between the RE areas and AG areas and provides a measure of protection for RE residents who desire rural living but not the noise, odors and other nuisance characteristics of active farm areas. In order to implement this recommendation the RE chapter in the Zoning Ordinance will need to be amended as farming is currently allowed in the RE zone. Such zoning measures could still allow for the keeping of a limited number of domestic animals such as horses. A rezoning to RE would need to be requested by the land owner.

The Plan recommends that RE areas be developed under the Residential Open Space provisions of the Township Zoning Ordinance which allows lot sizes to be reduced below the minimum one acre requirement provided a certain percentage of the site is set aside as preserved open space. The density of one unit per acre would remain the same. This development technique can be useful in fulfilling the Plan objective of preserving rural character.

LDR

LOW DENSITY RESIDENTIAL

Low Density Residential land use comprises most of the residential land use component in the Township and is the equivalent of the R-1 zoning district. Single family detached dwellings constitute the principal use along with supporting uses typically located in residential areas such as school, churches, parks which would be allowed as special land uses. Minimum lot sizes would be 15,000 sq. ft. with 100 feet of lot width which is a density of 2.9 du/ac.

LDR areas are located within the boundaries of the Townships public water and sanitary sewer served areas. The Future Land Use Map recognizes existing R-1 zoned areas and recommends a continuation of this development pattern into areas which are either served or can be served by public water and sanitary sewer. Large portions of Sections

23, 28, 33, 34, 35 and 36 are planned for LDR density due to the availability of existing and future public utilities and roadways and proximity to R-1 zoned neighborhoods, schools, shopping and services.

LDR neighborhoods should include sidewalks along all streets and adjoining subdivisions should be connected by both streets and walkways to provide for safe pedestrian movement and allow for dispersion of vehicle traffic on local streets.

MOD MODERATE DENSITY RESIDENTIAL

The Moderate Density Residential classification is essentially the same as the R2 Zone and is intended to provide another choice for those desiring to own a house in Allendale Township. Single family dwellings would be the principal land use along with supporting uses such as schools, churches and parks as special land use similar to the LDR areas.

The MOD category would have a density of 4.35 du/ac. which is slightly higher than that of the LDR category. A minimum lot size of 10,000 sq. ft. with 80 feet of lot width is recommended. MOD planned areas would be served by public water and sanitary sewer. Several existing Planned Unit Development zoning districts such as BitterSweet Estates are recognized on the Future Land Use Map as MOD neighborhoods due to the number of lots in the 11,000 to 12,000 sq. ft. lots with 80 to 90 feet of lot width.

Several new areas are recommended for Moderate Density Residential development. In Section 24 the areas north of Rich Street is proposed for MOD in order to provide a variety of lots sizes in this portion of the Township. Rich Street provides a transitional break from the industrial zoned area and manufactured housing community to the south. Although this area is actively farmed and contains prime farmland soils the presence of public water service along Rich Street and its location within the sanitary sewer service area limits its potential for long term farming. The MOD recommendation is reasonable given its location and nearby land uses. LDR would also be reasonable in this location.

A MOD designation is also recommended in Section 26 and 27 east and west of 64th Avenue again to provide a choice in lot size which equates directly to price. This location is close to schools and is served by public utilities. The MOD density and single family houses are compatible with nearby LDR areas.

Duplexes are currently (2013 and before) allowed by right on the R-2 Zone but the Master Plan proposes that duplexes no longer be allowed due to their historical negative impacts on single family neighborhoods in Allendale Township.

MDR MEDIUM DENSITY RESIDENTIAL

The Medium Density Residential category corresponds to the R3 Zone but the Plan proposes a significant change to the current R-3 regulations to permit single family detached dwellings, (currently not allowed) while continuing to allow two family and multifamily dwellings to create a true mixed use residential use zone. **The maximum density in MDR areas would continue to be 6.7 dwelling units per acre.**

This proposed change satisfies a major objective of the Plan which is to *“Create attractive, safe and convenient residential communities with a variety of housing types for all income levels...”*

The MDR category provides opportunities for residential developments to be built with a variety of lot sizes and dwelling unit types without having to create a new Planned Unit Development zone. Single family dwellings would require a minimum lot size of 6500 sq. ft. with 65 feet of lot width. Two family dwellings would continue to need 12,000 sq. ft. with 100 feet of lot width. Public water and sanitary sewer would be required.

MDR areas are proposed in a number of locations including smaller parcels which might be considered infill developments such as north of Scott Street in Section 22. Because of this and in order to ensure compatibility in building size and scale multi-family dwellings with no more than four units per building could be allowed as a Permitted Use or a Special Land Use. If the former is permitted larger buildings would require a Special Use Permit. New zoning regulations could also place a limit on the number of dwellings in a building in order to lessen the visual impact of such buildings.

The MDR category provides locations for multi-family developments in areas which could be attractive to both students from Grand Valley State University but also for non – students and at a lower density (6.7 units per acre) than allowed by the R-4 zoning district (12 units per acre). An MDR area is proposed in Section 23 along the east side of 64th Avenue to serve as transition from Commercial and High Density Residential to Low Density Residential, to provide opportunity for a slightly higher density in close proximity to commercial uses on M-45, the Township library and Community Park and the abutting Village Condo’s two and three family buildings on the east.

A portion of the lands which were designated as the Town Center in the 2003 Plan is recommended for Medium Density Residential land use. This category will allow for a variety of residential building types including smaller lots and attached dwellings as noted in the 2003 Plan. Developing this area as a Planned Unit Development would allow for preservation of the woods and water features while ensuring the MDR density can still be achieved. A PUD would also allow for creativity in blending the residential development with the adjacent Town Center commercial area.

The Plan recognizes an existing MDR area south of M-45 on the west side of 64th Avenue being the duplex subdivision on Henry Street and multi-family developments to the south zoned R-3 zone. Additional MDR areas are planned on the south side of Pierce Street in Section 36 and on 48th Avenue south of Pierce because of existing multifamily developments nearby and to provide multi-family development locations close to the University but east of 52nd Avenue.

MDR areas are planned along the east side of 52nd Avenue and along 48th Avenue south of Pierce Street in Section 36 to serve as a transition from the High Density Residential land use planned along 48th and Pierce to the Low Density Residential planned to the west and the Moderate Density Residential planned to the south. This MDR category provides opportunities for a variety of housing choices close to the University but east of 52nd Avenue.

A 12 .76 acre parcel at the northwest corner of 52nd Avenue and Pierce Street was approved for a Planned Unit Development in 2006 with a density of four units per acre but was not built. In recognition of the MDR use to the south across Pierce Street (Mystic Woods PUD) and the HDR land use planned to the east and south east the 2013 Master Plan recommends MDR use for this parcel which can serve as a transition to the single family neighborhood existing to the north and the LDR area planned to the west.

Site development standards such as landscaping, fencing, greater setbacks, low level lighting, building placement and orientation should be utilized as necessary to ensure a compatible transition between MDR planned areas and adjacent LDR and HDR land use categories

As noted above several smaller MDR areas are planned in Section 22 north and south of Scott Street as the uses which are recommended for the MDR area provide more flexibility in designing a residential project which can fit the location and size of these parcels but could still be compatible with the abutting single family neighborhoods.

Mobile home parks would fit into this category based on the number of dwelling units per acre normally found in mobile home parks. However, considering the number of

mobile homes in Allendale Township the Plan is not proposing additional mobile home parks.

The Plan recognizes that the lot size of 6500 sq. ft. proposed for a single family dwelling might make it difficult to accommodate a 1200 sq. ft. single story house which is the minimum dwelling unit size in the R-1 and R-2 zones. Consideration should be given to reducing the minimum square footage for a dwelling in developing the new R-3 zoning district requirements.

HDR **HIGH DENSITY RESIDENTIAL**

The High Density Residential category is essentially the same as the R4 Zoning District in which multifamily dwellings are the principal use. Office uses would also be allowed by Special Use Permit. HDR land uses are recommended to have a maximum density of 12 units per acre and to be served by public water and sanitary sewer.



The Future Land Use Map recognizes the existing High Density Residential land uses along and north of M-45 with the majority existing along the west side of 48th Avenue between M-45 and Pierce Road. A number of these apartment developments are zoned Planned Unit Development and serve as housing for University students.

HDR land use is also proposed for the parcels north of Pierce Street and east of 52nd Avenue as these parcels abut large multi-family buildings on the east and can be connected to the University via Campus West Drive which extends from 48th Avenue west to these HDR planned parcels. HDR land use on these parcels also meets one of the objectives of the Plan which states: *Locate student rental housing close to the University for easier and safer pedestrian access or close to bus lines and require that on-site security be provided. Ideally, multi-family housing which is intended specifically for college students should not be located west of 52nd.*

Another Plan goal states: *Ensure that multi-family housing is located and designed to avoid conflicts with existing and planned single family housing.*

Given this goal development of these parcels must be designed to reduce the visual and social impact on residents to the west of 52nd Avenue through appropriate landscaping,

building setbacks, placement and design, exterior lighting, ensuring safe driveway locations, and providing for safe movement of pedestrians and bicyclists.

An HDR area has also been recommended on University Parkway adjacent to the Sleep Inn due to its proximity to the University, bus service, ability of residents to walk to nearby commercial uses, and compatibility with adjacent land uses. This parcel was rezoned to R-4 by the Township Board in 2012. This parcel would also be well suited for commercial use.

One more HDR area is proposed on the west side of 48th Avenue due to the abutting Copper Beach Apartments, the HDR land use planned and existing to the north of Pierce, the ability of a widened 48th Avenue to accommodate increased traffic volumes, the availability of public utilities, the proximity to GVSU, and the location east of 52nd in accordance with the Plan objective noted above.

In order to better achieve the goal of avoiding conflicts between multi-family and single family residential uses new development requirements are needed in the Zoning Ordinance for greater building setbacks, limitations on building height and size and other development standards to help reduce the impact of apartments on nearby single family neighborhoods. Consideration should be given to requiring that multifamily buildings be setback a minimum of 100 feet when abutting or across the street from single family residential zoning districts as well as limiting the height and orientation so that balconies do not face single family areas.

O OFFICE

This Master Plan category corresponds to the existing Office Zoning District with current Zoning Ordinance requirements calling for a minimum lot size of 15,000 sq. ft. with 100 ft. of lot width. The Future land Use Map recognizes existing office zoning districts.

The Office Future Land Use classification is intended to provide opportunities for small scale office uses to serve the needs of the larger community. Free standing retail uses would not be allowed. The Office category serves as a land use planning tool for parcels where commercial uses would be incompatible with adjacent land uses but the site is undesirable for residential uses. Offices can effectively serve as buffers between residential uses and less aesthetically desirable uses within the community such as commercial and industrial uses or along higher volume roadways which already have a large commercial presence. Office zoning can also be crafted to allow houses on busy roadways to be converted to offices without allowing full scale commercial zoning.

GC
GENERAL COMMERCIAL

This category includes both the C-1 (Limited Business Zone) and the C-2 (General Commercial Zone). Principal land uses are generally recognized retail and service uses which serve surrounding residential areas and also passing traffic. GC uses will front on M-45 which is the major commercial corridor in Allendale Township. The Plan recognizes the existing commercial land uses which are zoned C-1, C-2 and PUD.

The Plan recommends additional commercial land use for the northwest corner of Fillmore Street and 48th Avenue at such time that public utilities become available.

The Plan recommends additional commercial land use for the northwest corner of Fillmore Street and 48th Avenue at such time that public utilities become available. Commercial use is recommended here due to the expected increase in traffic on 48th Avenue, the higher density residential land uses planned in Allendale Township and in Blendon Township to the south, the planned commercial uses in Blendon Township whose Master Plan calls for Office / Service uses and Neighborhood Commercial use at the south west corner of 48th Avenue and Fillmore. Commercial uses at this intersection would serve the convenience shopping needs of residents in this area including the student population located at the southern end of the GVSU campus. The commercial area in Allendale Township is recommended to be three to five acres in size which is appropriate for a neighborhood convenience commercial center.

The Master Plan also recommends that those parcels with frontage on M-45 between 56th Avenue and 60th Avenue be planned for Commercial and Office use to the depth of these parcels. This area is composed of single family houses and a few vacant lots. Land on M-45 to the east and west of this portion of M-45 has developed over the years with commercial uses and the area between 56th and 60th is seen as being a logical extension of this commercial land use pattern.

A number of the existing houses along this portion of M-45 are very close to the high traffic volumes and vehicle speeds on M-45 which is not conducive to long term residential use. A number of houses have converted to rental units indicating an area in transition.

Commercial development of this area must be done in a manner which does not intrude upon the residents in the abutting single family neighborhoods. Proper access management techniques must be followed such as connecting parking lots and the sharing of driveways in order to reduce traffic problems on M-45. **Future developers of this area should also be cognizant of the 60 inch water main on the north side of M-45 and the sanitary sewer line traversing the parcels on the north side of M-45 from 56th**

Avenue to just west of Rosewood Street. Both of these utilities will affect the layout of future development projects.

The 13 acre Geurink farm located on the south side of M-45 just west of 52nd Avenue is also recommended for commercial land use as virtually all of the land fronting on M-45 west of 56th Avenue to 68th Avenue is either zoned or planned for commercial use. This property is currently zoned for R-3. Based on existing and planned land uses along M-45 either commercial or multi-family housing would be appropriate for this property provided that the site is designed to protect the existing single family residents to the south.

Uses permitted in the C-1 and C-2 zones are very similar and with both zones mostly limited to M-45 the differences are minimized. Current site development standards in the Zoning Ordinance can be updated to ensure that the operational characteristic of commercial uses (parking lot lights, vehicle noise, lighting, emptying of dumpsters, etc. do not disrupt the residential uses which exist or are planned behind the commercial uses on M-45.

Consideration should be given to combining the C-1 and C-2 zones and updating them to reflect contemporary land use types and practices. Consideration should also be given to allowing dwellings to be established above first floor commercial and office buildings as a Special Land Use or a Permitted Use subject to certain development standards such as minimum size and providing sufficient parking. This could encourage the development of multi-use buildings if the review and approval process is easier than a PUD.

<p><u>SC</u> SERVICE COMMERCIAL</p>

This category is analogous to the C-3 Zoning District. It is intended to accommodate those uses which have both retail, service and industrial characteristics and which involve outdoor sales or display storage of products, delivery of products by semi-trucks, some outdoor activity, low traffic volumes and large lot size. Such uses do not need the all season roads or infrastructure normally required for industrial uses but do need visibility and good access afforded by higher volume roadways. Such uses would not always fit in with traditional retail uses such as grocery stores and restaurants.

Examples of such uses include contractor yards, open air businesses, lumber yards, auto body repair shops, mini-warehouse storage facilities and veterinarian establishments.

Not all such uses need public water and sanitary sewer. Measures would need to be taken to protect any nearby residential uses and the natural environment and many of these are already in the Zoning Ordinance.

The Plan recognizes an existing C-3 zoned area on M-45 just east of the Township offices and an area also on M-45 at the western edge of the Township which contains several automotive related repair businesses. This area on the Township boundary would be suitable for expansion of the types of uses allowed in the R-3 Zone and the Plan proposes a larger SC area along the M-45 frontage between 96th Avenue and 92nd Avenue.

TC TOWN CENTER

The Town Center concept and its location on the south side of M-45 between 60th and 64th Avenues was the centerpiece of the 2015 Community Strategic Plan adopted in 2003. The 2011 community survey showed strong support for the continuation of this form of land use in the Master Plan update.

Since the adoption of the 2003 Plan the Town Center site has been developed with the Family Fare Supermarket, the Metro Health Clinic and the Allendale Christian School behind the Family Fare. In addition a public street, West Presley Parkway, has been built on the west side of the Metro Health Clinic to provide public access into the Town Center property from M-45 and Henry Street was built to provide access to the Allendale Christian School and the Town Center site from 64th Avenue. The Allendale Downtown Development Authority has also set aside funds for stormwater management on this property.

While these above developments may constitute a start on the Town Center they have occurred on individual parcels by different developers without a true connection or following a cohesive design plan as envisioned by Town Center concept. Lacking a Township ordinance with development standards to “require” compliance with the TC concept it is questionable whether future development will achieve the design promoted in the 2003 Plan. Economic conditions resulting from the 2008 recession have also negatively affected the retail and housing markets raising more questions about the practicality of the Town Center taking shape in the manner recommended by the 2003 Plan.

The 2013 Master Plan still supports the development of a Town Center which can provide an identity for Allendale Township in a central location which is walkable and can serve as a gathering place for residents. The focus of the 2013 Plan is therefore more on the layout and design of the future commercial portion of the site along the M-45 frontage and less on the residential portion to the south.

The Plan recommends commercial development to a depth of 800 to 1000 feet from M-45. Buildings and support facilities should be located and designed to provide a village or traditional town atmosphere and to function in a manner consistent with a village or traditional town. Development of this area for commercial use should be guided by the following illustration and guidelines.

Development Guidelines for the Allendale Township Town Center

- On-street parking
- Incorporate bike lanes for complete streets
- Wide sidewalks abutting storefronts
- Two and three story buildings
- Residential on upper stories allowed
- Pedestrian access to adjoining parcels
- Projecting signs
- See-through front windows.

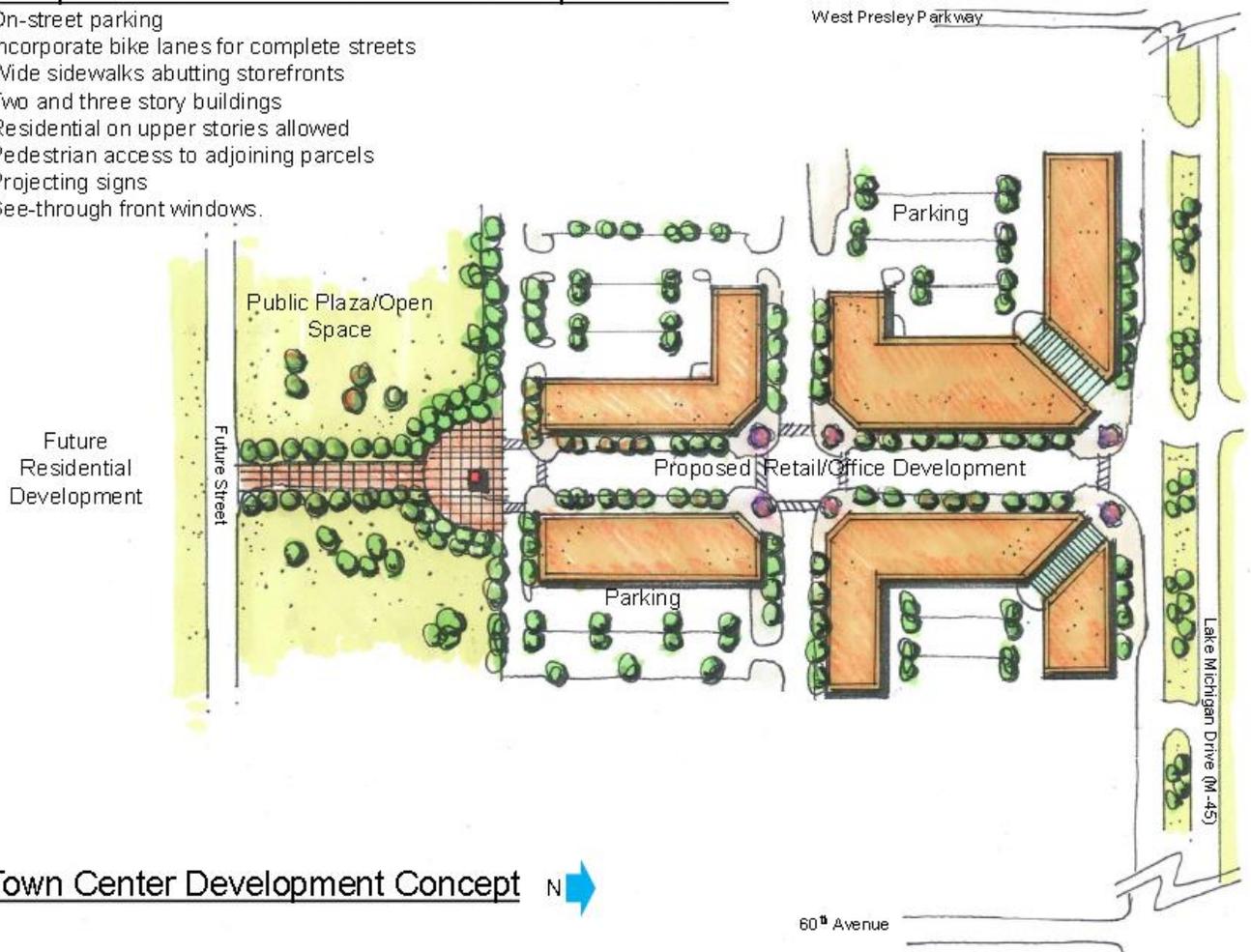
The illustration on the following page provides a good example of the type of development envisioned for the Town Center area.

Critical considerations in this regard should include defining the height, bulk, and placement of buildings, encouraging traditional architectural styles, allowing for residential use above ground floor commercial as well as a variety of housing types if feasible, minimizing the view of extensive parking areas from M-45, providing strong pedestrian amenities and traditional circulation patterns, providing open space in the form of a village square or similar amenity, and similar fundamental village components including the arrangement of commercial buildings along both sides of a main street in a traditional town center fashion.

It is important that any design of the commercial portion incorporate safe and easy access both motorized and non-motorized to and from the residential area designated to the south.

Development Guidelines for the Allendale Township Town Center

- On-street parking
- Incorporate bike lanes for complete streets
- Wide sidewalks abutting storefronts
- Two and three story buildings
- Residential on upper stories allowed
- Pedestrian access to adjoining parcels
- Projecting signs
- See-through front windows.



Town Center Development Concept N ➔

In order to ensure that the village design pattern recommended here will be built new zoning regulations will need to be adopted and the land rezoned. A degree of flexibility must be part of any such regulations so that development proposals can respond to market forces while striving to meet Township standards.

The land abutting the Town Center commercial area is designated for Medium Density Residential use at a density of 6.7 dwelling units per acre. The residential portion may be developed separately or as part of the Town Center commercial area. However, the Plan recommends that the two land uses be designed so that there are vehicle and pedestrian connections.

Town Center East

The Plan recognizes that the area surrounding the intersection of 48th Avenue and M-45 has developed into a town center of sorts where the commercial uses there (MainStreet Pub, Bigby Coffee shop, Jude's Barber Shop, Burger King and others) attract both GVSU students and Allendale Township residents. The Plan calls for enhancing the opportunity for such social interaction by recommending that the vacant commercial land on the west side of 48th Avenue south of M-45 be built in a fashion of a village center with a main

street flanked by commercial buildings as described above for the Town Center area between 60th and 64th Avenues. The density for the residential portion should be the same as recommended for High Density Residential areas which is 12 units per acre.

I INDUSTRIAL

This Future land Use category includes both the Light Industrial Zone and the Planned Industrial zoning districts. This future land use classification is intended primarily for light industrial uses with limited nuisance characteristics.

Manufacturing, production, processing, assembling and packaging from previously prepared materials within an enclosed building are generally acceptable. Industrial land uses should be located so they are served by public water and sanitary sewer and paved roads.

Based on the analysis of industrial land in Chapter 4 the amount of vacant industrial zoned land would appear to be sufficient for the next five year planning period when this matter can reviewed again. Some consideration should be given to the need to retain the PID zoning in Section 36 as this land may be more suitable for other less intensive uses. Rezoning from PID would allow the land to be used for something other than industrial and in fact the Future land Use Map proposes residential land uses of different densities and housing types for this property.

The Township may wish to rezone this PID area to AG in order to avoid the establishment of industrial uses which would be contrary to the Plan. The AG zone would be temporary until conditions developed to make the land attractive for residential use as recommended by the Plan.

The Plan also recommends that discussion take place regarding the practicality of combining the two zones so there is just one industrial zoning district.

P/I PUBLIC / INSTITUTIONAL



This future land use category recognizes those lands and facilities that are owned or operated by a government agency or are supported by public funds and include government buildings, libraries, parks, recreational lands, cemeteries and public schools. Churches and other religious facilities are not included in this category as such buildings can and do change over time.

Included in this category is the 170 developable acres owned by Grand Valley State University located north of M-45 along both sides of 40th Avenue with some M-45 and Grand River frontage. According to the University Master Plan this area could be developed as a new mixed use neighborhood combining faculty, staff, and market rate housing with retail, restaurant and neighborhood services. While this idea may have merit University officials also acknowledge the difficulty in connecting this area with the main campus on the south side of M-45.

The land would not likely be developed by the University but officials stated it could be sold and developed by the private sector depending upon the offer. Because of this possibility the Master Plan should designate the future use of this property so that future development is compatible with Township goals.

The Plan therefore recommends that the use of the GVSU property in Section 19 as proposed in the University Master Plan being a mixed use neighborhood combining faculty, staff, and market rate housing with retail, restaurant and neighborhood services may be an appropriate land use if developed as a planned unit development to allow better Township control over the mix of uses, building styles, traffic and density so as to ensure that existing residents and land owners are protected from incompatible land uses.

FUTURE STREETS

The Plan recommends the extension of Campus West Drive from its present terminus to either 52nd Avenue as shown on the Future Land Use Map or possibly Pierce Street. This extension would continue to be public and will provide good access to Grand Valley State University from an area planned for High Density Residential which will likely become student housing thereby lessening future traffic on 52nd Avenue and Pierce Street. **At such time that a project is proposed for this property a traffic impact analysis should be required so Township officials will have better information to use in deciding the location of this future road.**

Construction of the road should take place in conjunction with the development of the property. Typically, payment for the road is borne by the property developers.

The Future Land Use Map illustrates locations of other future streets which connect to existing major north south roads and provide alternative route to disperse traffic. The locations are general and are illustrated so that measures can be taken to ensure that road connections can be made during review of development plans.

CHAPTER 6

IMPLEMENTATION

In order for the Master Plan to serve as an effective guide for the continued development of the Township it must be implemented. Primary responsibility for implementing the Plan rests with the Township Board, the Planning Commission and the Township staff. This is done through a number of methods. These include ordinances, programs, and administrative procedures.

The Master Plan itself has no legal authority to regulate development in order to implement the recommendations of the Plan. This implementation must come from the decisions of the Board and Planning Commission to provide needed public improvements and to administer and establish regulatory measures relative to the use of the land.

**The Master Plan
itself has no legal
authority to regulate
development**

The private sector, which includes individual land owners as well as developers, is also involved in fulfilling the recommendations of the Master Plan by the actual physical development of land and through the rezoning of land.

The authority for this, however, comes from the Township. Cooperation and coordination among individuals, private developers, and public agencies is, therefore, important in successful implementation of the Master Plan.

ZONING

Zoning represents a legal means for the Township to regulate private property to achieve orderly land use relationships. It is the process most commonly used to implement community Master Plans. The zoning ordinance consists of an official zoning map and zoning ordinance text.

The official zoning map divides the community into different zones or districts within which certain uses are permitted and others are not. The zoning ordinance text notes the uses which are permitted and establishes regulations to control densities, height, bulk, setback, lot sizes, and accessory uses.

The zoning ordinance also sets forth procedures for site plan review, conditional uses, and sign controls. These measures permit the Township to control the quality as well as the type of development.

The Zoning Enabling Act, PA 110 of 2006, requires that zoning be based on a plan. A Master Plan provides the basis for the range and spatial location of zone districts. The zoning ordinance, in turn, is the primary plan implementation tool.

Local control of land use, as provided for by zoning, is an accepted legal practice. The principles on which zoning is based include the need to:

- balance the interests of all landowners and residents with the rights of individual landowners;
- help provide a long term vision for the community;
- protect the environment;
- ensure development is adequately served by roads and utilities;
- achieve the quality of life desired by residents;
- provide fair and consistent review of development needs; and,
- protect the public health, safety and welfare.

In considering a request to rezone property the Planning Commission and Township Board should evaluate the request according to the following factors:

REZONING EVALUATION FACTORS

- Is the proposed zoning classification compatible with the Master Plan?
- Does the proposed new classification meet the qualifications noted in the appropriate portion of the Future Land Use chapter?
- Are the uses allowed in the requested district appropriate for the proposed location or can the uses be designed to fit the proposed location without a negative impact on the nearby land uses?
- Have any conditions changed in the area since the Plan was adopted which might justify this change?
- Will there be any community impacts which should be considered, such as increased traffic, or others which might create a need for additional services or improvements?
- Are there any potential environmental considerations which will be contrary to the intent of the existing or proposed classification of land use?
- Will there be any adverse effects on adjacent properties as a result of the proposed land use change?
- Will granting the rezoning request likely lead to significant changes contained in the Master Plan for the area where the rezoning is requested?

- Could this use be accommodated in some other location or in the proposed location by some other zoning measure such as a special land use or a planned unit development?

For rezoning requests which do not comply with the Master Plan but involve parcels which are relatively small and which abut or are quite close to a Master Plan boundary the Commission has the authority to determine the intent of the Master Plan for this particular area and decide where the most appropriate location for the zoning line should be. This can be one without amending the Master Plan as long as the Commission provides clear reasons for its decision.

ZONING PLAN

The 2008 Planning Enabling Act requires that a Master Plan contain a zoning plan which outlines the development requirements for the various zoning districts and an explanation of how the future land use categories relate to the districts on the zoning map. Regarding this latter requirement the Future Land Use Categories in Chapter 5 describe how each of these categories relates to the various zoning districts in the Township. **A Zoning Map is contained in the Appendix of this Plan and the development requirements for each zone are set forth in the Township Zoning Ordinance which is too large to be included in this 2013 Master Plan but which is available from the Township.**

ZONING ORDINANCE RECOMMENDATIONS

Chapter 3 of the Plan sets forth goals which serve to guide the future development of Allendale Township. Some of the specific implementation recommendations of this chapter are taken from these goals, while others are taken from the land use recommendations made in Chapter 5.

Following is a list of zoning ordinance amendments which can be initiated by the Township in order to bring the zoning into compliance with the recommendations of the Master Plan.

1. Prepare regulations for the proposed Town Center as described in chapter 5.
2. Revise the R3 Zoning Article per the recommendations in Chapter 5 for the MDR future land use category.
3. Amend the R2 Article to no longer allow duplexes.
4. Amend the RE Article to no longer allow farming operations.
5. Consider combining the C1 and C-2 zoning districts.
6. Consider combining the PID and Industrial zoning districts.
7. Consider rezoning the PID zoned lands in Section 36 to the Agricultural zoning district.
8. In order to simplify zoning administration consideration should be given to rezoning those PUD's whose development requirements and permitted uses are the same or almost the same as a similar non-PUD zone. For instance a PUD zone which contains only

commercial uses with commercial development regulations could be rezoned to the C-2 district.

9. Consideration should be given to reducing the minimum square footage for a dwelling in developing the new R-3 zoning district requirements.
10. Consider amending the Ordinance to require a Special Use Permit for the planned convenience shopping center at 68th Avenue and Warner Street as this tool would be an effective method to ensure compatibility with nearby residential uses.
11. Prepare development requirements in the Zoning Ordinance for greater building setbacks, limitations on building height and size and other development standards to help reduce the impact of apartments on nearby single family neighborhoods.
12. Amend the landscape regulations should so they are all in one chapter and so the planting requirements can be varied to meet the conditions of a site and proposed use.
13. The list of permitted and special land uses should be reviewed to reflect contemporary terms and uses and development practices.
14. More specific lighting requirements are needed.
15. Regulations for development in the 100 year flood plain are needed.
16. The sign regulations should be amended to address LED / digital signs.
17. Revise and clarify the requirements which trigger site plan review and major and minor amendments to an approved site plan.

PRIORITY ACTION STEPS TO IMPLEMENT THE 2013 MASTER PLAN

The items listed below are specific recommendations arising from the citizen survey, the citizen workshops conducted in 2011 and 2012 and Planning Commission Master Plan meetings. A more complete list of goals and strategies is in Chapter 3. The action steps are listed here with the recommendation that the Planning Commission and Township Board review these each year in January and July and decide which ones to act upon and as a means to monitor and make progress in implementing these important measures.

- ❖ **Action** Enlist the help of GVSU planning and environmental sciences students to document rural character. Once this is done a rural preservation program can be implemented provided it has community support.
- ❖ **Action** Review and revise Zoning Ordinance regulations as necessary to put into place development requirements which will contribute to keeping rural character.
- ❖ **Action** Provide development incentives within the Zoning Ordinance which require the preservation of natural features and open space as the first step in site development design; review and revise the Residential Open Space Development regulations of the Zoning Ordinance so that the cluster open space option is more appealing to developers than the traditional subdivision design pattern.

- ❖ **Action** Provide safer pedestrian crossing locations on M-45.
- ❖ **Action** Establish a regular meeting schedule between Township and GVSU officials to matters of mutual concern.
- ❖ **Action** Cooperate with GVSU to set up a single contact person at the University for Township officials and residents to call regarding conflicts and questions.
- ❖ **Action** Improve the flow of information to and from Township residents and GVSU students regarding University and Township programs events and the use of University and Township facilities. Notices in the GVSU student newspaper, the Lanthorn, utilizing Facebook, placing a link on the Township's and the University's web site to connect users to both entities are useful ideas to pursue.
- ❖ **Action** Assist the University in publicizing GVSU student volunteer programs and coordinating their activities with the needs of Allendale Township residents, businesses and institutions such as churches and schools.
- ❖ **Action** Work with the Allendale Chamber of Commerce, Downtown Development Authority to devise measures to increase student support of Township businesses.
- ❖ **Action** Attend the monthly luncheon between GVSU and the owners and managers of rental communities.
- ❖ **Action** Hold a volunteer fair once per year where a wide range of civic organizations are represented, and where issues as identified by the Master Plan can recruit "issues champions".
- ❖ **Action** Establish links on the Township's web site which connects interested individuals to existing and future issues groups (web sites or Facebook pages).
- ❖ **Action** Continue to require development to provide for the construction of sidewalks along major arterial streets; incorporate the design concepts of "Complete Streets" into existing and future streets.
- ❖ **Action** Adopt a Low Impact Development ordinance that gives incentives for site design that incorporates green storm water management techniques.

ALLENDALE TOWNSHIP 2013 MASTER PLAN COMPLETE STREETS ANALYSIS

Legal Basis for Complete Streets Analysis

In August of 2010, PA 33 of 2008 (the Michigan Planning Enabling Act) was amended to require that local master plans include consideration of additional elements related to transportation. These elements include safe and efficient movement of people and goods by not only motor vehicles but also by bicycles, pedestrians, and other legal users including persons with disabilities. Additionally, the amended Act defines street as “a street, avenue, boulevard, highway, road, lane, alley, viaduct, or other public way intended for use by motor vehicles, bicycles, pedestrians, and other legal users.”

In December of 2010, PA 33 was further amended to require that local master plans also take into consideration the location, character, and extent of public transit routes and public transportation facilities in the preparation of the master plan, and to coordinate with public transportation agencies in the planning process.

In Allendale Township, the following analysis was done of existing transportation facilities, and recommendations were developed to insure adequate transportation for all users.

Existing Conditions

Sidewalks

Allendale Township is a predominantly rural township served by Ottawa County primary and local roads. M-45, a State of Michigan highway, traverses the Township from east to west. Commercial development is concentrated along the M-45 Corridor, while residential development is located along County primary and local roads, within residential subdivisions served by both private and public roads, and within multi-family developments that serve primarily the student population associated with Grand Valley State University.

The sidewalk plan for the Township (see map in the Appendix) shows the locations of sidewalks that occur adjacent to County primary and local roads that are outside subdivisions. Where sidewalks occur, accessible curb ramps are present. The sidewalk plan also shows the locations where sidewalks are planned, or where sidewalks will be constructed at the time road improvements or development occurs. The majority of sidewalks are planned for the area within the boundaries of the Downtown Development Authority (DDA).

As shown by the sidewalk plan map, sidewalks occur on both sides of M-45 (with minor exceptions west of 68th Avenue) for the length of M-45 from the Grand River west to just west of 74th Avenue. While M-45 contains a median that extends across most intersections,

pedestrian crossings with accessible curb ramps are located within the median to facilitate pedestrian or bicycle crossing at 48th, 56th, 60th, and 68th Avenues.

Sidewalks constructed within the Ottawa County road right-of-way are subject to specific construction standards as required by statute and as adopted by the Ottawa County Road Commission.

Bicycle Lanes

No designated bicycle lanes exist in the Township. However, families and young children use the sidewalk network to bicycle. Along many of the paved roads, no room exists on the current paved width to add a bicycle lane. In some cases, especially where recent paving has occurred, room exists to add a marked bicycle lane. Many of the roadways in the Township are gravel, and therefore are not candidates for bicycle lanes until or if they are paved.

A paved shoulder of at least four feet or greater is striped on M-45. This lane is not necessarily designated for bicycles, and some conflict may exist where deceleration lanes are present, or where vehicles must pull onto the shoulder. However, the striped lane does provide space for cyclists who do not wish to bike in the travel lane.

Non-motorized Trails

A non-motorized trail does not exist within the Township. Ottawa County Parks and Recreation Commission has plans for a non-motorized greenway trail along the Grand River corridor, linking parks and public lands.

A Path and Greenway Master Plan for Allendale Township was developed in 2002 and has been adopted as a component of the 2013 Master Plan. (See Appendix) The plan proposes linking greenways, Township parks, and other Township facilities such as schools via pathways along County drain easements and via additional roadside paths and sidewalks. The proposed trail system also proposes to link to the County's proposed greenway trail along the Grand River corridor.

The Ottawa County Road Commission has a policy whereby they recommend that the construction of separated (from the roadway) sidewalks or non-motorized facilities to safely accommodate pedestrians and bicyclists with respect to the motorized traffic. Non-motorized facilities may not be designated as "exclusively" for bicycles, as they are for all users.

The Commission has adopted policies and procedures for the construction of non-motorized facilities on County roads, as well as policies for paved shoulders. Specific construction standards are required for non-motorized facilities within the County road right-of-way. Providing for non-motorized facilities is the responsibility of the local unit of government. In addition, it is the policy of the County to not designate paved shoulders as bicycle or

pedestrian facilities. Where additional paved shoulder width is requested, the requesting party will bear the cost of the construction of the additional paved shoulder.

Public Transportation

The Rapid (Interurban Transit Partnership) is the authority that provides a variety of public transportation services for the Grand Rapids metro area and beyond. It is organized and operates under Michigan Public Act 196 of 1986. The activities of The Rapid are overseen by a 15-member board of directors that represent the six municipalities in The Rapid service area.

The Rapid offers a GVSU Campus Connector that provides service from the Pew Campus located in downtown Grand Rapids to major locations on the GVSU campus, including service to several multi-family student living communities. The Campus Connector includes stops along M-45 en route to Allendale Township and on return to the downtown campus.

All of The Rapid's regular route buses are accessible to individuals with mobility impairments, including those who use wheelchairs. All Rapid buses have low floors for level boarding or are lift equipped. In addition, the Rapid operates fixed route, demand-response services for seniors age 65 and over, and people with disabilities called GO! Bus which is available in the Allendale Township regular route service area. To qualify for GO! Bus, an individual must complete an Americans with Disabilities application form or a "proof of age" application. A low cost fee is charged.

Several private agencies within Ottawa County provide transportation for senior, low-income, or disabled individuals. These agencies vary from free to fee-based services. Agencies that serve the Township include Love in the Name of Christ, located within the Township; Pioneer Resources in Muskegon; and Ambu-Care West Michigan.

Recommendations

1. Any future trails or sidewalks should be constructed to insure access for all legal users including those with disabilities as defined by the Americans with Disabilities Act (ADA). Accessibility from transportation facilities to parks, schools, the library, and other Township facilities should meet the requirements of the ADA.
2. Development policy in the Township should require that, as development or road improvements occur, the goals of the Sidewalk/Bike Plan should be implemented.
3. As development proposal are reviewed, the Path and Greenway Master Plan should be consulted; approval of development proposals should include conditions that require either the trail or sidewalks to be constructed or that easements be approved with the site plan for future trail construction.

4. **Consider the construction of a non-motorized pathway along Pierce Street between 48th Avenue and 68th Avenue.** Identify other suitable locations along roadways for a non-motorized path system.
5. Since it is not the policy of the Ottawa County Road Commission to designate paved shoulders as any special facility such as a bike path, Allendale Township should continue to plan for off-road non-motorized facilities that are constructed for all users. When located within a County road right-of-way, non-motorized facilities are subject to construction standards adopted by the Ottawa County Road Commission.
6. Provide bike racks at key locations in the Township such as public facilities, parks, and commercial areas to facilitate those traveling by bicycle.

PLANNING COMMISSION WORK PROGRAM

The Plan recommends that the Planning Commission prepare an annual work program in the beginning of each year. This work program would set forth the tasks of goals which the Planning Commission determines to accomplish for the upcoming year. This will allow the Commission to stay focused on important tasks, in order to develop and implement goals and strategies identified within this Plan.

PLANNING EDUCATION

The Planning Commissioners should be kept informed of planning seminars to learn how to better carry out their duties and responsibilities as Planning Commissioners. These seminars are regularly sponsored by the Michigan Association of Planning (MAP) and the Michigan Municipal League (MML) and are a valuable resource for Planning Commissions. There are also several planning publications which are useful information tools for Planning Commissions. The main publications are Planning and Zoning News and Michigan Planner Magazine.

The Michigan Citizen Planner Program which is administered by the Michigan State University Cooperative Extension Service is also an important education program for Planning Commissioners

REVISIONS TO MASTER PLAN

The Planning Enabling Act of 2008 requires all Planning Commissions to review their Master Plans every five years and determine whether to amend the plan or adopt a new plan. This review allows the Commission to be responsive to new growth trends and current citizen attitudes.

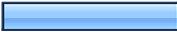
As growth occurs over the years, the Plan's goals, land use information, population projections, and other pertinent data can then be reviewed and revised as necessary so the Plan can continue to serve as a valid guide to the growth of the Township.

APPENDIX

1. You are a: (check all that apply)

		Response Percent	Response Count
Township resident		85.4%	298
Business owner/manager		9.2%	32
GVSU student		14.9%	52
	Other (please specify)		32
		answered question	349
		skipped question	29

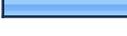
2. What are the most pressing issues facing Allendale Township? (Check no more than 3)

		Response Percent	Response Count
Availability of public transportation		26.1%	92
Not enough housing choices		6.5%	23
Traffic speeds on M-45		19.5%	69
Crime		4.8%	17
Maintaining the rural character of the Township		44.5%	157
Impact of GVSU		38.0%	134
The need for more business services and more shopping opportunities		61.2%	216
	Other (please specify)		83
	answered question		353
	skipped question		25

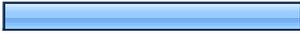
**3. Which of the following concerns you most regarding Grand Valley State University?
(Check no more than 3)**

		Response Percent	Response Count
Location of college student housing		36.8%	123
Too much college student housing		29.9%	100
Traffic		31.1%	104
Availability of public transportation		24.3%	81
Students not being part of the Allendale Township community		43.7%	146
Interaction between local businesses and college students		38.0%	127
	Other (please specify)		55
answered question			334
skipped question			44

4. What would make Allendale Township a better place to live? (Check no more than 4)

		Response Percent	Response Count
More off –road trails for walking and biking		45.7%	161
Bicycle lanes on major streets		26.1%	92
More sidewalks on major streets		34.9%	123
More sidewalks in subdivisions		14.8%	52
More parks / Improve existing parks		29.0%	102
More and safer pedestrian crossing locations on M-45		31.8%	112
More access to the Grand River		18.2%	64
More police patrols		9.9%	35
Better north–south roadways		16.8%	59
Broader range of businesses and restaurants		54.8%	193
More community festivals, concerts, and similar events		35.8%	126
	Other (please specify)		64
		answered question	352
		skipped question	26

5. Of the following, which would you be willing to support with additional property tax millage? (Choose all that apply)

		Response Percent	Response Count
Dedicated bus route on M-45 (GVSU to 68th)		35.0%	100
Increased police patrols		29.0%	83
Park facilities and programs		58.0%	166
Library		44.1%	126
Fire Department		44.8%	128
answered question			286
skipped question			92

6. Do you support the Town Center concept recommended in the 2003 Master Plan for the area north and south of M-45 between 64th Avenue and 60th Avenue? (See map below) (Family Fare, Heritage Town Square, Metro Health Office Building) The Town Center concept is a mix of schools, shops, plazas, different housing types, central open space arranged in a village-like pattern. This was strongly supported in 2003 by Township residents as a way to create an identity for the Township and a walkable community neighborhood. In preparing an update for the 2012 Township Master Plan the Planning Commission would like to know if this is still a viable concept.

		Response Percent	Response Count
Yes, I support this concept		75.7%	249
No, I do not support this concept		24.3%	80
answered question			329
skipped question			49

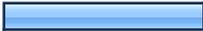
7. Please categorize the following in terms of importance:

	Important	Not As Important	Response Count
Preserving farmland	67.1% (214)	32.9% (105)	319
Improving/maintaining road conditions	90.6% (299)	9.4% (31)	330
Increasing rental housing opportunities for seniors and non - student residents	19.2% (61)	80.8% (256)	317
Improving fire protection	59.9% (190)	40.1% (127)	317
Improving police protection	53.6% (172)	46.4% (149)	321
Improving parks and recreation facilities	66.4% (215)	33.6% (109)	324
Enforcing zoning regulations	55.5% (178)	44.5% (143)	321
Enforcing rental housing maintenance regulations	68.6% (223)	31.4% (102)	325
Engaging GVSU as a community member	71.7% (236)	28.3% (93)	329
Establishing pedestrian and bike trails	69.2% (227)	30.8% (101)	328
Adding additional street lighting in subdivisions	34.9% (111)	65.1% (207)	318
Preserving rural character and views	66.6% (213)	33.4% (107)	320
Lowering the speed limit on M-45	26.9% (87)	73.1% (236)	323
Supporting local businesses	94.5% (312)	5.5% (18)	330
		answered question	341
		skipped question	37

8. Please indicate your rating of the overall performance for each of the following Township services

	Poor	Average	Good	Response Count
Police Protection/Response	1.2% (4)	40.4% (132)	58.4% (191)	327
Fire Protection/Response	0.9% (3)	34.2% (111)	64.9% (211)	325
Recreation Programs and Services	14.3% (47)	63.4% (208)	22.3% (73)	328
Zoning Enforcement	23.8% (77)	62.8% (203)	13.3% (43)	323
Code Enforcement	19.6% (62)	66.9% (212)	13.6% (43)	317
Library	6.1% (20)	48.5% (159)	45.4% (149)	328
Water Utility Services	4.7% (15)	60.6% (192)	34.7% (110)	317
Waste Water Treatment	9.7% (31)	61.0% (194)	29.2% (93)	318
			answered question	333
			skipped question	45

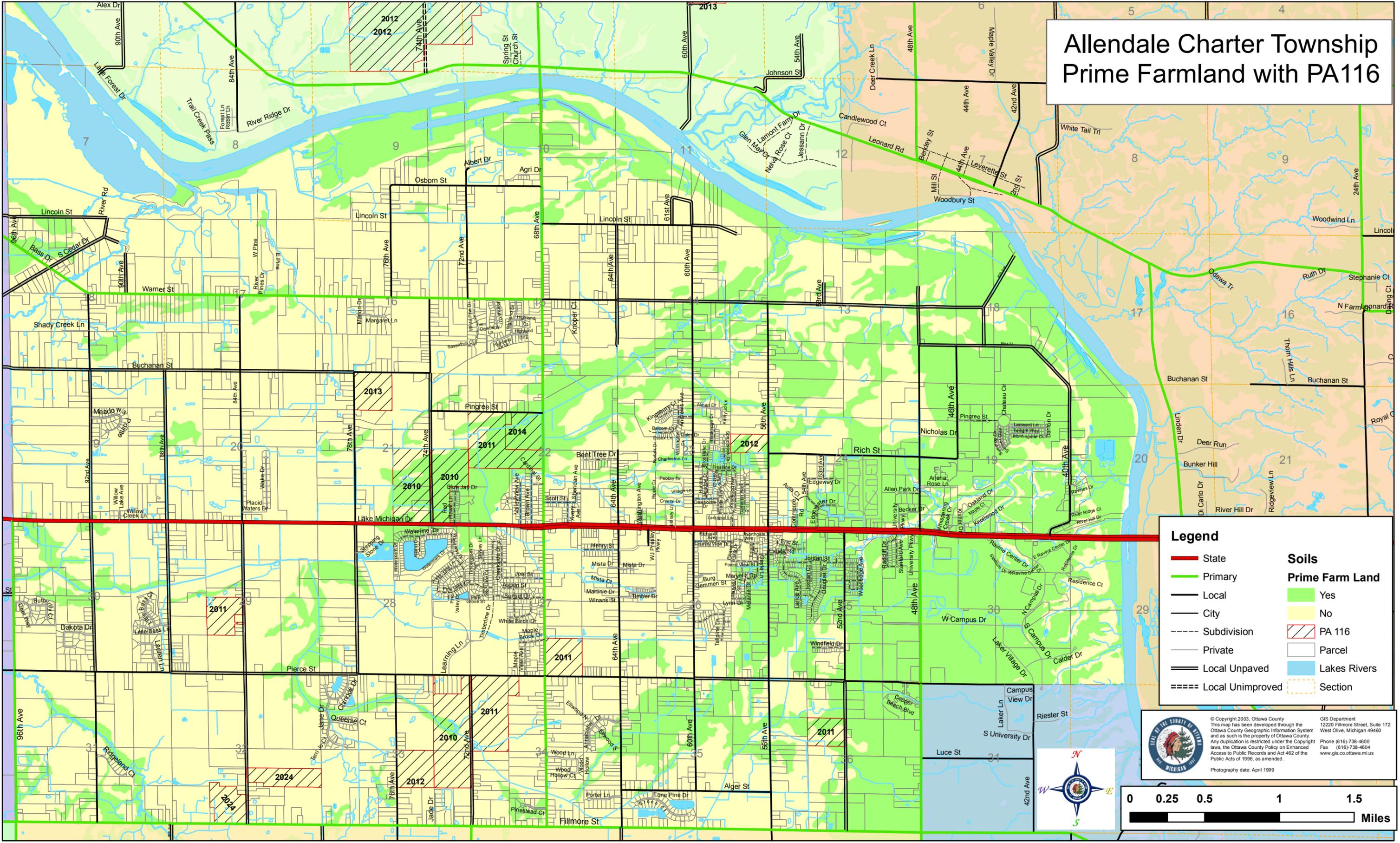
9. The parcels fronting on M-45 from just east of 56th Avenue to 64th Avenue are largely occupied by single family houses with a few undeveloped parcels. Should these parcels which front on M-45 be: (Choose one)

		Response Percent	Response Count
Planned for commercial, office and service uses		29.9%	100
Planned for residential uses such as multi-family, attached condominiums and townhouses		5.1%	17
Planned for a mix of commercial, office and residential uses		43.7%	146
Planned or retained for single family houses		21.3%	71
		answered question	334
		skipped question	44

**10. Future multi-family housing developments which primarily serve GVSU students should:
(Choose all that apply)**

		Response Percent	Response Count
Not be located west of 52nd Avenue		49.7%	165
Be located and designed to avoid conflicts with existing and planned single family housing		58.4%	194
Not be located west of 56th Avenue		25.6%	85
Be allowed to have a higher density with taller buildings in order to allow a greater concentration of students closer to the GVSU campus and reduce the need to extend student housing further west of existing locations		53.0%	176
		answered question	332
		skipped question	46

Allendale Charter Township Prime Farmland with PA116



Legend

- State
- Primary
- Local
- City
- - - - Subdivision
- Private
- = Local Unpaved
- = Local Unimproved

Soils

Prime Farm Land

- Yes
- No
- PA 116
- Parcel
- Lakes Rivers
- Section

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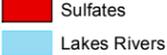
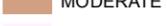
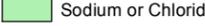
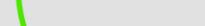
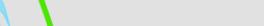
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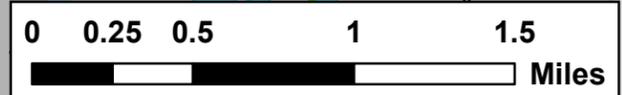
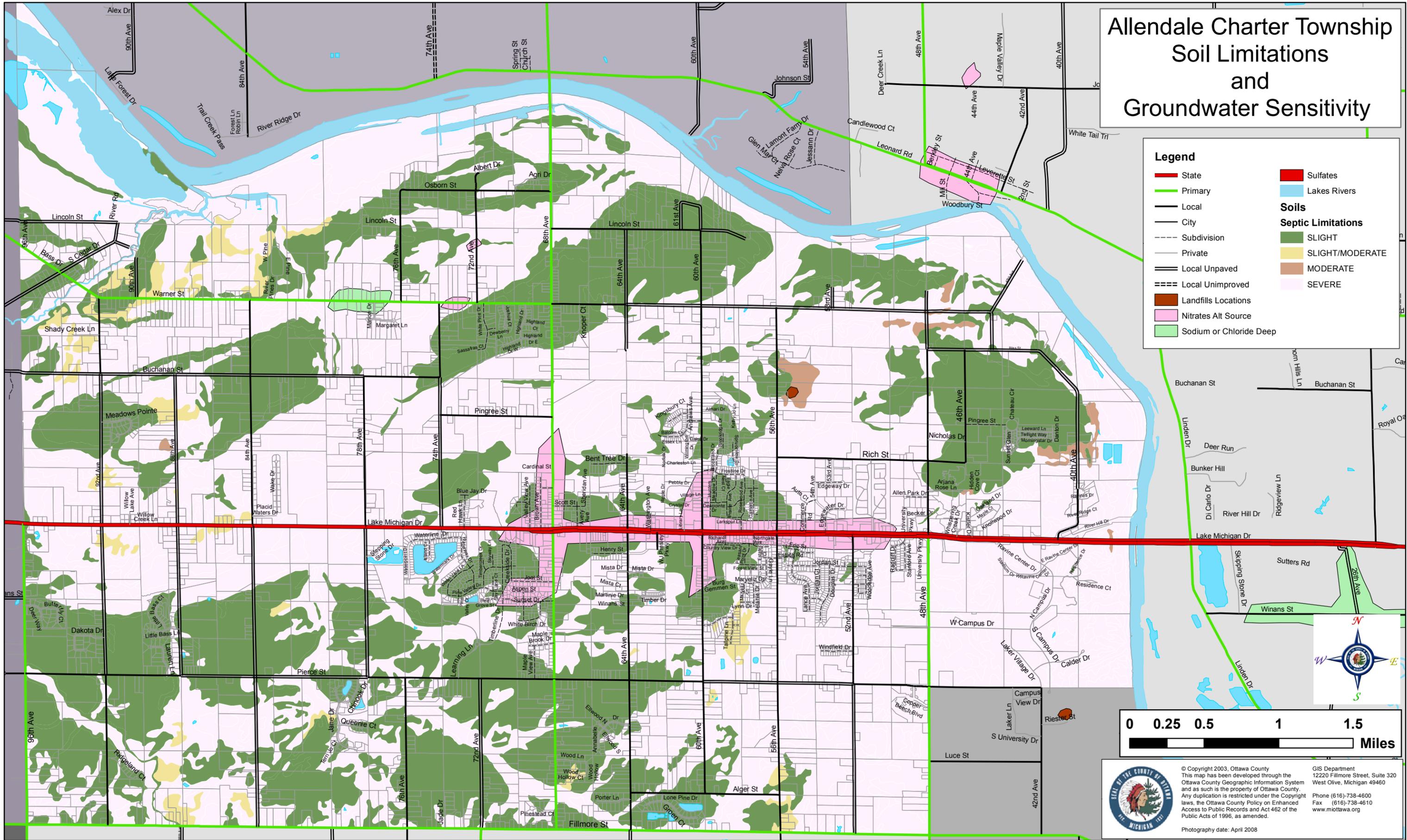
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Allendale Charter Township Soil Limitations and Groundwater Sensitivity

Legend

- | | |
|---|---|
|  State |  Lakes Rivers |
|  Primary | Soils |
|  Local | Septic Limitations |
|  City |  SLIGHT |
|  Subdivision |  SLIGHT/MODERATE |
|  Private |  MODERATE |
|  Local Unpaved |  SEVERE |
|  Local Unimproved |  Landfills Locations |
|  Landfills Locations |  Nitrates Alt Source |
|  Nitrates Alt Source |  Sodium or Chloride Deep |
|  Sodium or Chloride Deep | |



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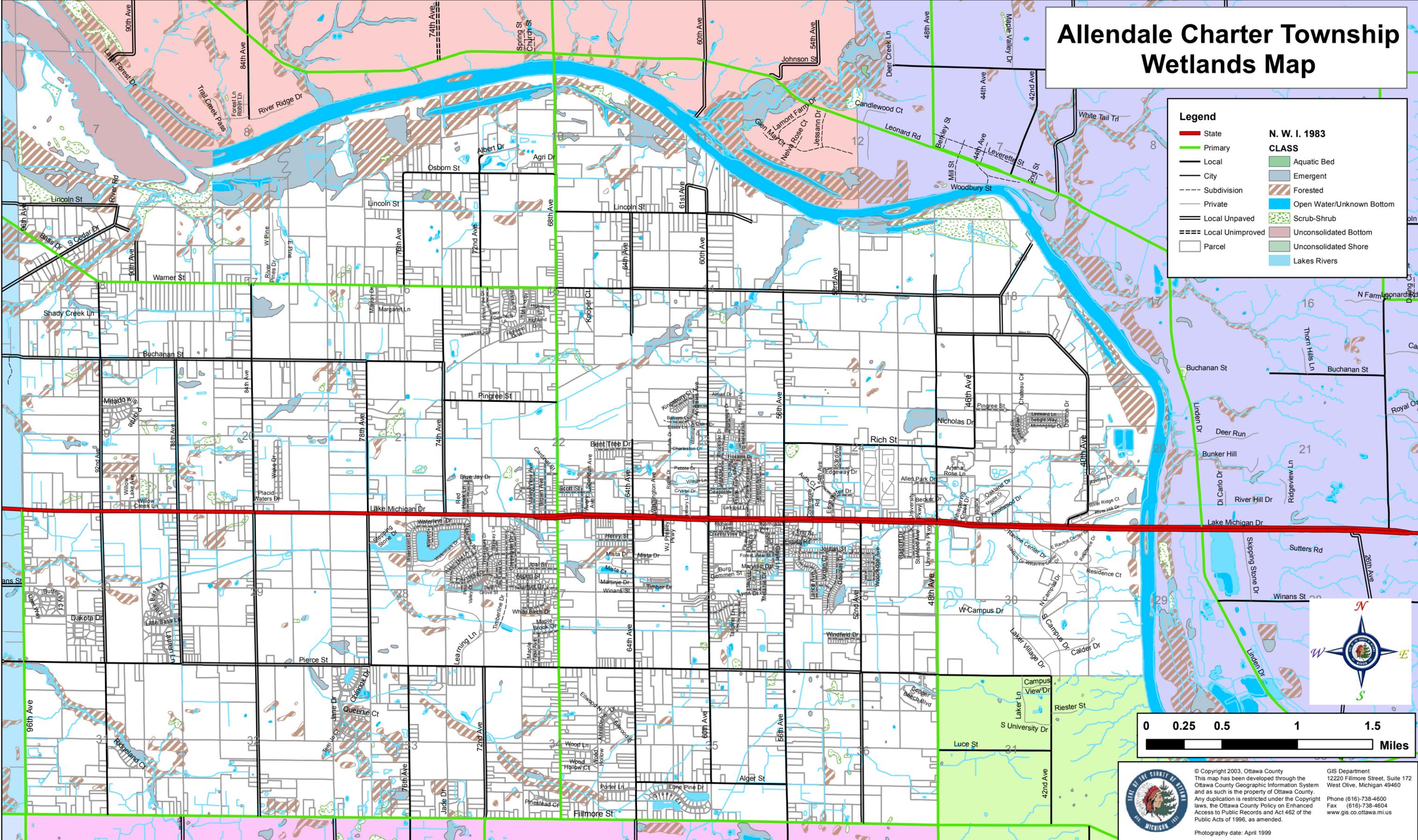
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 www.miottawa.org

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Allendale Charter Township Wetlands Map

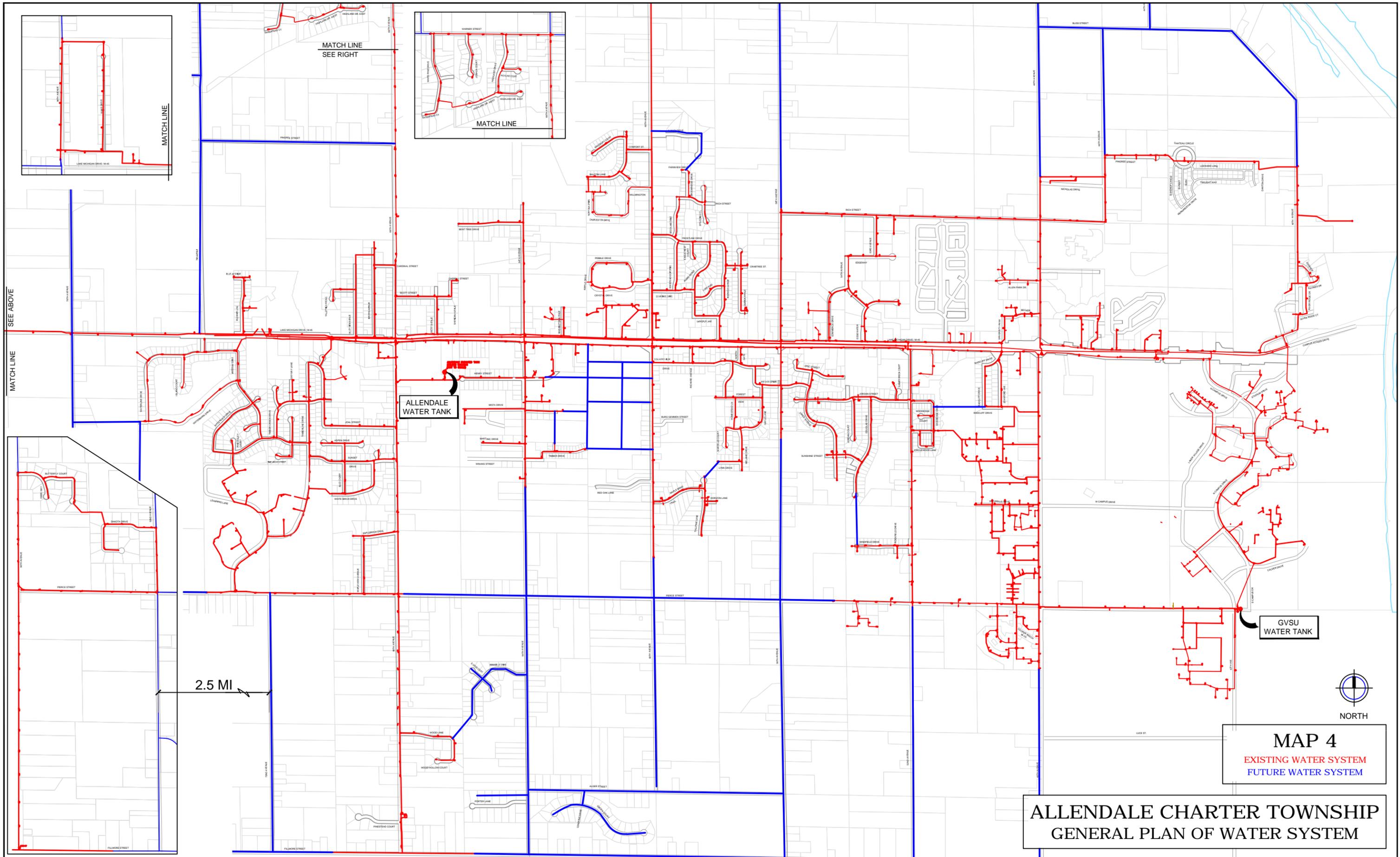
Legend

State	N. W. I. 1983
Primary	CLASS
Local	Aquatic Bed
City	Emergent
Subdivision	Forested
Private	Open Water/Unknown Bottom
Local Unpaved	Scrub-Shrub
Local Unimproved	Unconsolidated Bottom
Parcel	Unconsolidated Shore
	Lakes Rivers




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MATCH LINE
SEE RIGHT

MATCH LINE

MATCH LINE

SEE ABOVE

MATCH LINE

ALLENDALE
WATER TANK

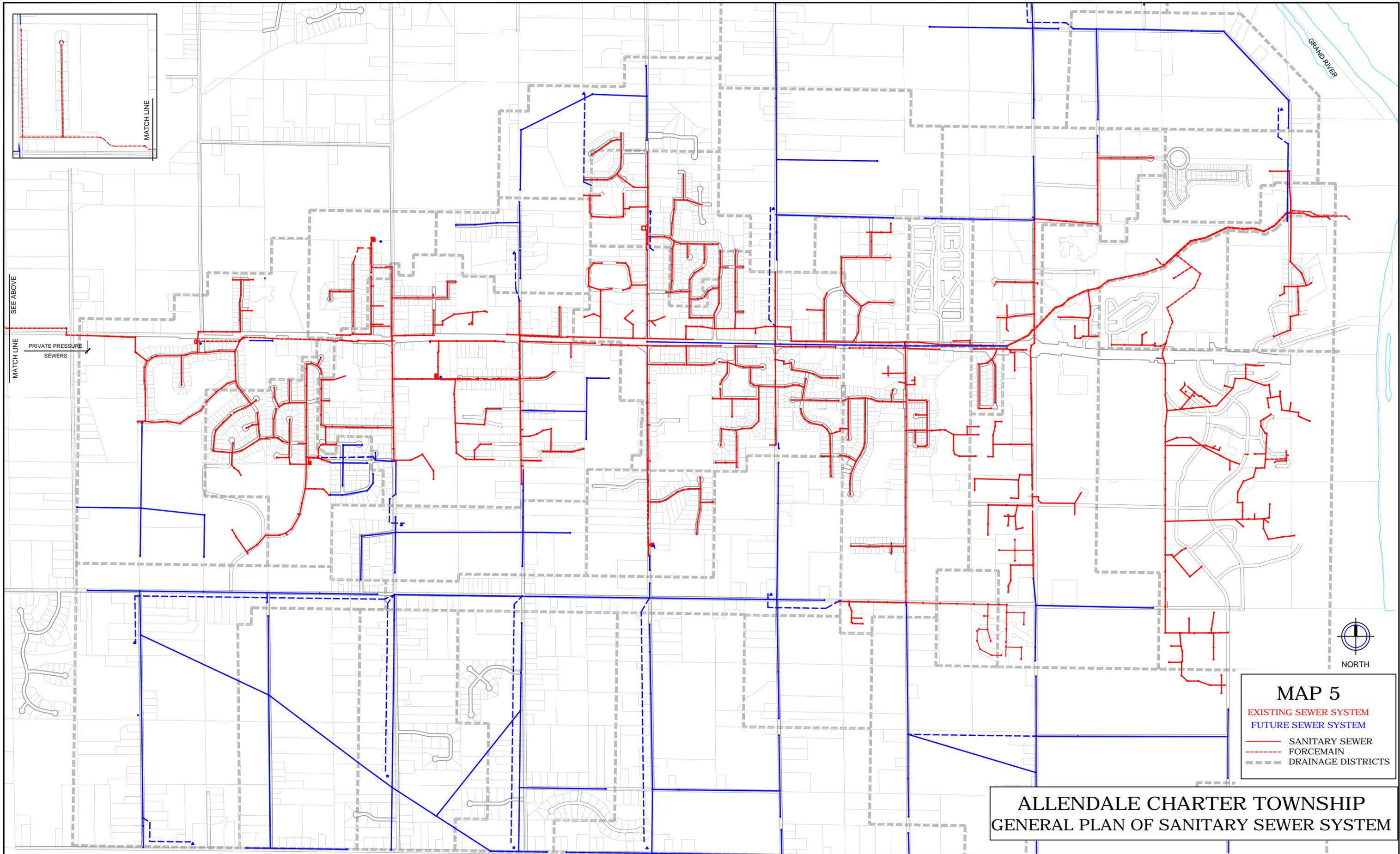
GVSU
WATER TANK

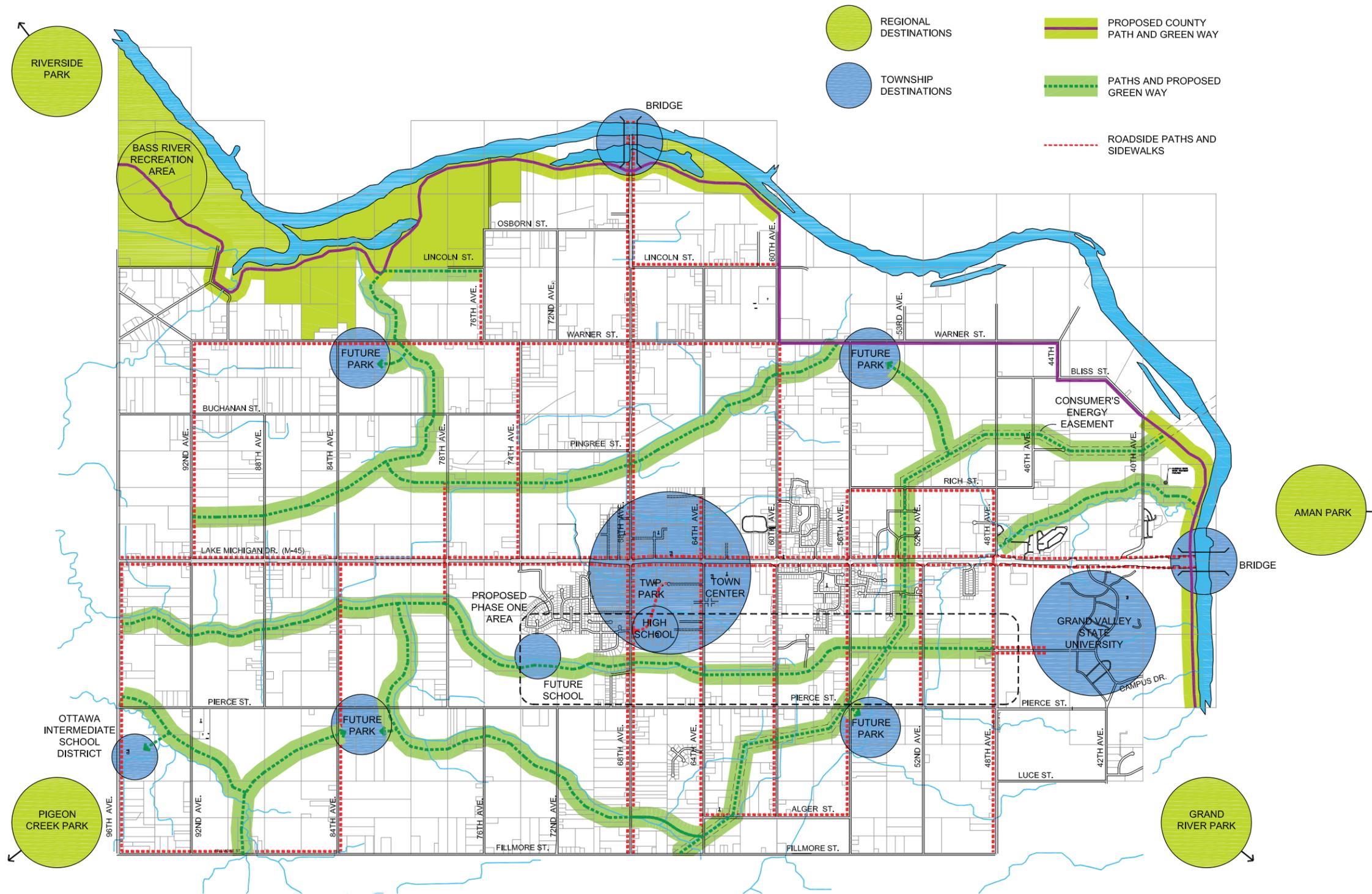
2.5 MI



MAP 4
EXISTING WATER SYSTEM
FUTURE WATER SYSTEM

ALLENDALE CHARTER TOWNSHIP
GENERAL PLAN OF WATER SYSTEM





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Conceptual Plan

Allendale Charter Township Path & Greenway Master Plan

Ottawa County, Michigan

December 2002

Allendale Charter Township Ottawa County, Michigan

OFFICIAL ZONING MAP

Latest Revision January, 2013

ZONING DISTRICT LEGEND

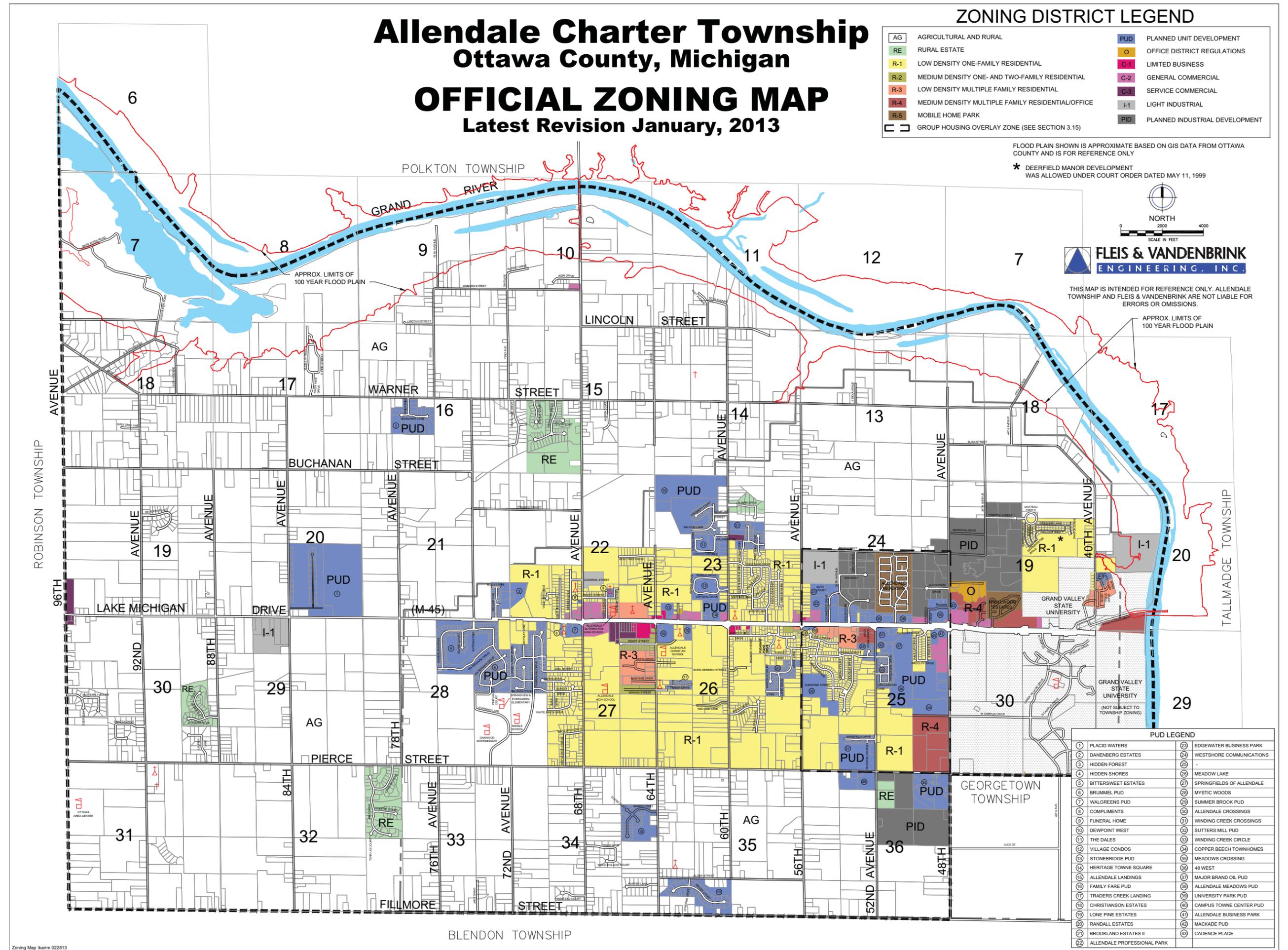
AG	AGRICULTURAL AND RURAL	PUD	PLANNED UNIT DEVELOPMENT
RE	RURAL ESTATE	O	OFFICE DISTRICT REGULATIONS
R-1	LOW DENSITY ONE-FAMILY RESIDENTIAL	C-1	LIMITED BUSINESS
R-2	MEDIUM DENSITY ONE- AND TWO-FAMILY RESIDENTIAL	C-2	GENERAL COMMERCIAL
R-3	LOW DENSITY MULTIPLE FAMILY RESIDENTIAL	C-3	SERVICE COMMERCIAL
R-4	MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL/OFFICE	I-1	LIGHT INDUSTRIAL
R-5	MOBILE HOME PARK	PID	PLANNED INDUSTRIAL DEVELOPMENT
[Dashed Box]		GROUP HOUSING OVERLAY ZONE (SEE SECTION 3.15)	

FLOOD PLAIN SHOWN IS APPROXIMATE BASED ON GIS DATA FROM OTTAWA COUNTY AND IS FOR REFERENCE ONLY

* DEERFIELD MANOR DEVELOPMENT WAS ALLOWED UNDER COURT ORDER DATED MAY 11, 1999



THIS MAP IS INTENDED FOR REFERENCE ONLY. ALLENDALE TOWNSHIP AND FLEIS & VANDENBRINK ARE NOT LIABLE FOR ERRORS OR OMISSIONS.



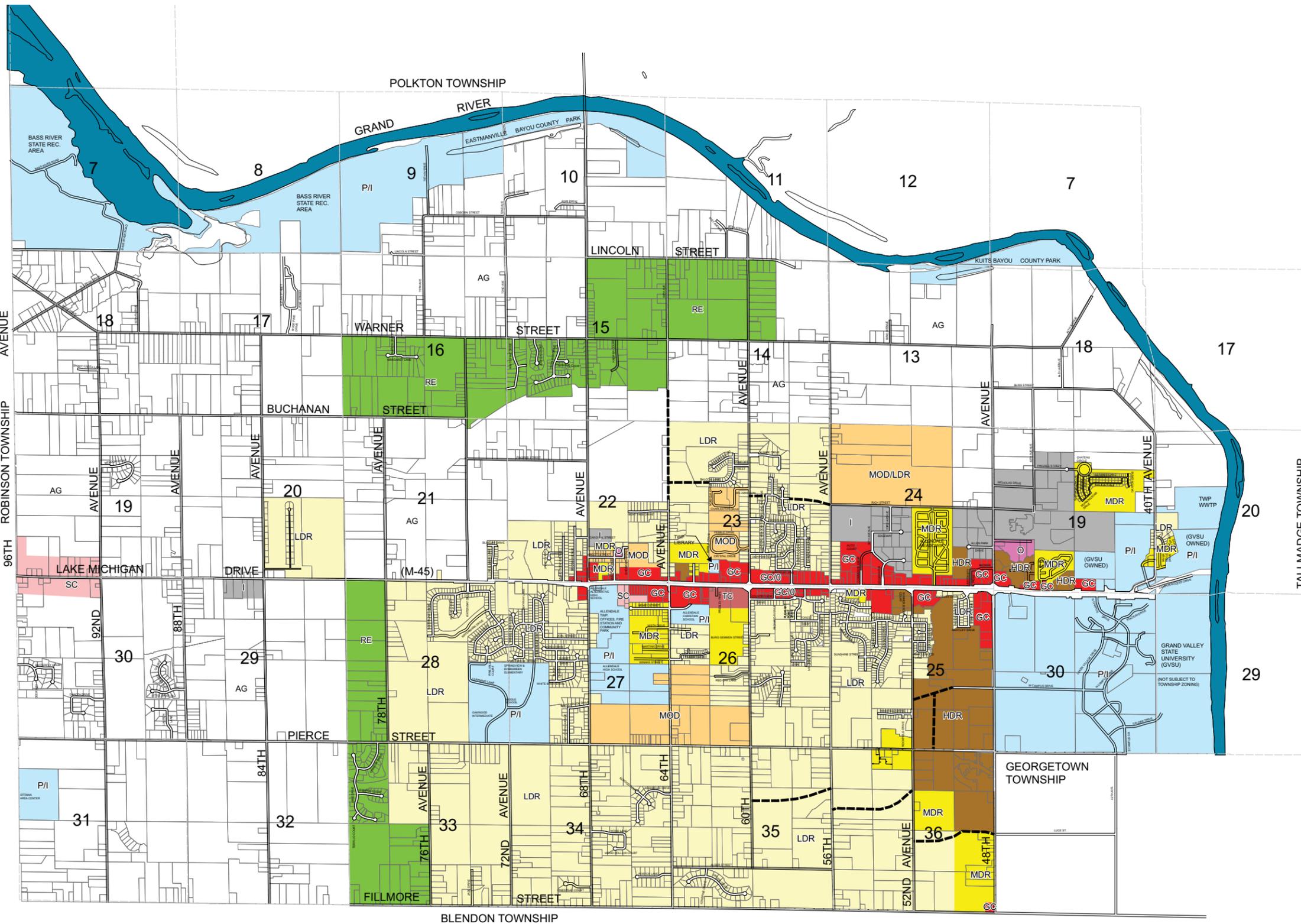
PUD LEGEND

1 PLACID WATERS	27 EDGEWATER BUSINESS PARK
2 DANENBERG ESTATES	28 WESTSHORE COMMUNICATIONS
3 HIDDEN FOREST	29 MEADOW LAKE
4 HIDDEN SHORES	30 SPRINGFIELDS OF ALLENDALE
5 BITTERSWEET ESTATES	31 MYSTIC WOODS
6 BRUMMEL PUD	32 SUMMER BROOK PUD
7 WALGREENS PUD	33 ALLENDALE CROSSINGS
8 COMPLIMENTS	34 WINDING CREEK CROSSINGS
9 FUNERAL HOME	35 SUTTERS MILL PUD
10 DEWPOINT WEST	36 WINDING CREEK CIRCLE
11 THE DALES	37 COPPER BEECH TOWNHOMES
12 VILLAGE CONDOS	38 MEADOWS CROSSING
13 STONEBRIDGE PUD	39 48 WEST
14 HERITAGE TOWNE SQUARE	40 MAJOR BRAND OIL PUD
15 ALLENDALE LANDINGS	41 ALLENDALE MEADOWS PUD
16 FAMILY FARE PUD	42 UNIVERSITY PARK PUD
17 TRADERS CREEK LANDING	43 CAMPUS TOWNE CENTER PUD
18 CHRISTIANSON ESTATES	44 ALLENDALE BUSINESS PARK
19 LONE PINE ESTATES	45 MACKADE PUD
20 RANDALL ESTATES	46 CADENCE PLACE
21 BROOKLAND ESTATES II	
22 ALLENDALE PROFESSIONAL PARK	

FUTURE LAND USE MAP

ADOPTED BY THE ALLENDALE CHARTER TOWNSHIP

BOARD ON JULY 22, 2013



AG - AGRICULTURE

This future land use category is analogous to the Agricultural and Rural Zoning District and recognizes those lands which are best suited for farming based on location, current utility served areas, soil type, parcel size and active farm operations. Farming would be a principal permitted use along with single family dwellings but AG areas would not be served by public water and sanitary sewer. The Plan recommends a continuation of the current Zoning Ordinance requirement of a one acre minimum lot size for a single family dwelling with 150 feet of lot width.

RE - RURAL ESTATE

This Master Plan category is the same as the Rural Estate zoning district and is intended to serve as a transition from residential subdivision type development in the R-1 and R-2 zoning districts to the rural farmed areas in the AG zone. The RE category provides opportunities for very low density residential developments and creative design to preserve natural features and provide open space buffers between such areas and active farms thereby helping to preserve rural character. Public water and sanitary sewer not envisioned for RE zones which are located outside the boundaries of the planned sanitary sewer service area. The minimum lot size is proposed to remain as it has been for many years at one acre with 150 feet of lot width. The Master Plan recommends that farming no longer would be a permitted use in RE zoned areas. The Plan recommends that RE areas be developed under the Residential Open Space provisions of the Township Zoning Ordinance which allows lot sizes to be reduced below the minimum one acre requirement provided a certain percentage of the site is set aside as preserved open space. The density of one unit per acre would remain the same.

LDR - LOW DENSITY RESIDENTIAL

Low Density Residential land use comprises most of the residential land use component in the Township and is the equivalent of the R-1 zoning district. Single family detached dwellings constitute the principal use along with supporting uses typically located in residential areas such as schools, churches, parks which would be allowed as special land uses. Minimum lot sizes would be 15,000 sq. ft. with 100 feet of lot width which is a density of 2.9 du/acre. LDR areas are located within the boundaries of the Township public water and sanitary sewer served areas. Large portions of Sections 23, 28, 33, 34, 35 and 36 are planned for LDR density due to the availability of public utilities and roadways and proximity to R-1 zoned neighborhoods, schools, shopping and services. LDR neighborhoods should include sidewalks along all streets and adjoining subdivisions should be connected by both streets and walkways to provide for safe pedestrian movement and allow for dispersion of vehicle traffic on local streets.

MOD - MODERATE DENSITY RESIDENTIAL

The Moderate Density Residential classification is essentially the same as the R2 Zone and is intended to provide another choice for those desiring to live in Allendale Township. Single family dwellings would be the principal land use along with supporting uses such as schools, churches and parks as special land use similar to the LDR areas. The MOD category would have a density of 4.35 du/acre, which is slightly higher than that of the LDR category. A minimum lot size of 10,000 sq. ft. with 80 feet of lot width is recommended. MOD planned areas would be served by public water and sanitary sewer.

MDR - MEDIUM DENSITY RESIDENTIAL

The Medium Density Residential category corresponds to the R3 Zone but the Plan proposes a significant change to the current R-3 regulations to permit single family detached dwellings, (currently not allowed) while continuing to allow two family and multifamily dwellings to create a residential use zone. The maximum density in MDR areas would continue to be 6.7 dwelling units per acre. This proposed change satisfies a major objective of the Plan which is to "Create attractive, safe and convenient residential communities with a variety of housing types for all income levels..." The MDR category provides opportunities for residential developments to be built with a variety of lot sizes and dwelling unit types without having to create a new Planned Unit Development zone. Single family dwellings would require a minimum lot size of 6500 sq. ft. with 65 feet of lot width. Two family dwellings would continue to need 12,000 sq. ft. with 100 feet of lot width. Public water and sanitary sewer would be required.

HDR - HIGH DENSITY RESIDENTIAL

The High Density Residential category is essentially the same as the R4 Zoning District in which multifamily dwellings are the principal use. Office uses would also be allowed by Special Use Permit. HDR land uses are recommended to have a maximum density of 12 units per acre and to be served by public water and sanitary sewer. HDR land use is also proposed for the parcels north of Pierce Street and east of 52nd Avenue as these parcels abut large multi-family buildings on the east and can be connected to the University via Campus West Drive which extends from 48th Avenue west to these HDR planned parcels. HDR land use on these parcels also meets one of the objectives of the Plan which states: "Locate student rental housing close to the University for easier and safer pedestrian access or close to bus lines and require that on-site security be provided. Ideally, multi-family housing which is intended specifically for college students should not be located west of 52nd."

O - OFFICE

This Master Plan category corresponds to the existing Office Zoning District with current Zoning Ordinance requirements calling for a minimum lot size of 15,000 sq. ft. with 100 ft. of lot width. The Future Land Use Map recognizes existing office zoning districts. The Office Future Land Use classification is intended to provide opportunities for small scale office uses to serve the needs of the larger community. Free standing retail uses would not be allowed.

GC - GENERAL COMMERCIAL

This category includes both the C-1 (Limited Business Zone) and the C-2 (General Commercial Zone). Principal land uses are generally recognized retail and service uses which serve surrounding residential areas and also passing traffic. GC uses will mostly front on M-45 which is the major commercial corridor in Allendale Township. The Plan recognizes the existing commercial land uses which are zoned C-1, C-2 and PUJ. The Plan recommends additional commercial land use for the northwest corner of Fillmore Street and 48th Avenue at such time that public utilities become available. The Master Plan also recognizes that those parcels along M-45 between 56th Avenue and 60th Avenue be planned for Commercial and Office use to the depth of these parcels. This area is composed of single family houses and a few vacant lots. Land on M-45 to the east and west of this portion of M-45 has developed over the years with commercial uses and the area between 56th and 60th is seen as being a logical extension of this commercial land use pattern.

SC - SERVICE COMMERCIAL

This category is analogous to the C-3 Zoning District. It is intended to accommodate those uses which have both retail, service and industrial characteristics and which involve outdoor sales or display storage of products, delivery of products by semi-trucks, some outdoor activity, low traffic volumes and large lot size. Such uses do not need the all season roads or infrastructure normally required for industrial uses but do need visibility and good access afforded by higher volume roadways. Such uses would not always fit in with traditional retail uses such as grocery stores, restaurants, etc. Examples of such uses include contractor yards, open air businesses, lumber yards, auto body repair shops, mini-warehouse storage facilities and veterinarian establishments. Not all such uses need public water and sanitary sewer.

TC - TOWN CENTER

The Town Center concept and its location on the south side of M-45 between 60th and 64th Avenues was the centerpiece of the 2015 Community Strategic Plan adopted in 2003. The 2011 community survey showed strong support for the continuation of this form of land use in the Master Plan update. The 2012 Master Plan still supports the development of a Town Center which can provide an identity for Allendale Township in a central location which is walkable and can serve as a gathering place for residents. The focus of the 2012 Plan is therefore more on the layout and design of the future commercial portion of the site along the M-45 frontage and less on the residential portion to the south. The Plan recommends commercial development to a depth of 500 to 800 feet from M-45. Buildings and support facilities should be located and designed to provide a village or traditional town atmosphere and to function in a manner consistent with a village or traditional town by providing strong pedestrian amenities and traditional circulation patterns, providing open space in the form of a village square or similar amenity, and similar fundamental village components including the arrangement of commercial buildings along both sides of a main street in a traditional town center fashion. It is important that any design of the commercial portion incorporate safe and easy access both motorized and non-motorized to and from the residential area designated to the south.

I - INDUSTRIAL

This Future land Use category includes both the Light Industrial Zone and the Planned Industrial zoning districts. This future land use classification is intended primarily for light industrial uses with limited nuisance characteristics. Manufacturing, production, processing, assembling and packaging from previously prepared materials within an enclosed building are generally acceptable. Industrial land uses should be located so they are served by public water and sanitary sewer and paved roads. Based on the analysis of industrial land in Chapter 4 the amount of vacant industrial zoned land would appear to be sufficient for the next five year planning period when this matter can be reviewed again.

P/I - PUBLIC/INSTITUTIONAL

This future land use category recognizes those lands and facilities that are owned or operated by a government agency or are supported by public funds and include government buildings, libraries, parks, recreational lands, cemeteries and public schools. Churches and other religious facilities are not included in this category as such buildings can and do change over time.

FUTURE STREETS

The Plan recommends the extension of Campus West Drive from its present terminus to either 52nd Avenue as shown on the Future Land Use Map or possibly Pierce Street. This extension west would be public and will provide good access to Grand Valley State University from an area planned for High Density Residential which likely be student housing thereby lessening future traffic on 52nd Avenue and Pierce Street. Construction of the road should take place in conjunction with the development of the property. Typically, payment for the road is borne by the property developers. The Future Land Use Map illustrates locations of other future streets which connect to existing major north-south roads and provide alternative routes to disperse traffic. The locations are general and are illustrated so that measures can be taken to ensure that road connections can be made during review of development plans.



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