

ALLENDALE CHARTER TOWNSHIP
Ordinance No. 2015- 10

Zoning Ordinance Amendment to Establish
THE HIDDEN SHORES WEST PUD ZONING DISTRICT

*As Recommended for Approval by the Planning Commission to the
Allendale Township Board on May 18, 2015*

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CHARTER TOWNSHIP OF ALLENDALE, OTTAWA COUNTY, MICHIGAN, TO REZONE A PORTION OF SECTION 28 FROM AGRICULTURAL AND RURAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND, IN CONNECTION WITH THAT REZONING, TO SPECIFY THE PERMITTED USES, AND TO IDENTIFY THE GOALS AND THE OBJECTIVES OF THE HIDDEN SHORES WEST PUD PLANNED UNIT DEVELOPMENT.

THE CHARTER TOWNSHIP OF ALLENDALE, OTTAWA COUNTY, MICHIGAN ORDAINS:

Section 1. Zoning Map Amendment. The Zoning Ordinance and Map of the Charter Township of Allendale, Ottawa County, Michigan is hereby amended to rezone the following described lands from the Agricultural and Rural District to the Planned Unit Development District. The lands rezoned as PUD Planned Unit Development are legally described as follows:

PARCEL 70-09-28-100-034
10928 78TH AVENUE

PART OF THE NORTHWEST $\frac{1}{4}$ COMMENCING SOUTH 89 DEGREES 57 MINUTES 56 SECONDS EAST 1333.67 FEET THENCE NORTH 1 DEGREE 26 MINUTES 36 SECONDS WEST 1333.35 FEET, THENCE SOUTH 89 DEGREES 53 MINUTES 41 SECONDS EAST 266 FEET MORE OR LESS TO THE CENTERLINE OF BASS CREEK FROM THE WEST $\frac{1}{4}$ CORNER, THENCE SOUTH 89 DEGREES 53 MINUTES 41 SECONDS EAST 1069.58 FEET, THENCE SOUTH 2 DEGREE 21 MINUTES 47 SECONDS EAST 1331.65 FEET, THENCE NORTH 89 DEGREES 57 MINUTES 56 SECONDS WEST 628.17 FEET TO THE CENTERLINE OF BASS CREEK, THENCE WESTERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, SECTION 28, TOWNSHIP 7 NORTH, RANGE 14 WEST, ALLENDALE TOWNSHIP, OTTAWA COUNTY, MICHIGAN **CONTAINS 25.13 ACRES.**

PARCEL 70-09-28-400-004
7550 PIERCE STREET

SOUTH $\frac{1}{2}$ OF SOUTHWEST $\frac{1}{4}$ OF NORTHEAST AND NORTHWEST $\frac{1}{4}$ OF SOUTHEAST $\frac{1}{4}$. SECTION 28 T7N R14W 60 A. **CONTAINS 60.91 ACRES**

PARCEL 70-09-28-300-031
7605 PIERCE STREET

EAST $\frac{1}{2}$ OF SOUTHWEST $\frac{1}{4}$ EXCEPT COMMENCING NORTH 89 DEGREES 56 MINUTES 44 SECONDS EAST 1335.5 FEET & NORTH 01 DEGREES 19 MINUTES 19 SECONDS WEST 1497.09

FEET FROM SOUTHWEST SECTION CORNER, THENCE NORTH 01 DEGREES 19 MINUTES 19 SECONDS WEST 201.86 FEET, NORTH 89 DEGREES 56 MINUTES 44 SECONDS EAST 304.23 FEET, SOUTH 01 DEGREES 19 MINUTES 19 SECONDS EAST 201.86 FEET, THENCE SOUTH 89 DEGREES, 56 MINUTES 44 SECONDS WEST 304.23 FEET TO BEGINNING, 79.66 ACRES SECTION 29 TOWNSHIP 7 NORTH RANGE 14 WEST. **CONTAINS 79.64 ACRES**

Section 2. Permitted Uses. Subject to site plan review, the land or buildings in the PUD Zone District may be used for the following purposes only:

- A. Single family site condominium detached dwelling units.
- B. Two family dwelling units
- C. Private roads serving the two family dwelling units per the requirements of 3.12 of the Zoning Ordinance except as modified by the approved site plan and Resolution ____ 2015
- D. Mining operation to create two lakes as part of the total project per the approved site plan and Resolution ____ 2015.
- E. All uses permitted and regulated by Section 7.02 of the Allendale Charter Township Zoning Ordinance R-1 Low Density One Family Residential District.
- F. All special land uses as permitted and regulated by Section 7.03 of the Allendale Charter Township Zoning Ordinance R-1 Low Density One Family Residential District. Subject to the procedures and standards established for special use permits per Article 20 of the Allendale Charter Township Zoning Ordinance.

Section 3. PUD Goals and Objectives. The Hidden Shores West PUD District is intended to be a residential neighborhood consisting primarily of detached single family site condominium lots as well as attached two family condominium units. The overall density complies with the Low Density Residential recommendation of the 2013 Allendale Township Master Plan.

The Hidden Shores West PUD has been innovatively designed to better utilize the property than was possible through strict application of zoning and subdivision controls by providing two distinct, yet harmonious housing styles while incorporating over 72 acres of open space and two ponds. Although the proposed Hidden Shores West PUD is not strictly neo-traditional in design, as a site condominium the development includes smaller lots, shorter building setbacks and significant amounts of open space which create a sense of community and opportunities for interaction among neighbors.

Section 4. Development Standards. Unless specifically modified by the resolution approving the Hidden Shores West PUD the applicable standards of the Allendale Charter Township Zoning Ordinance in Article 7 and Article 3 shall become the minimum development standards as well as other Zoning Ordinance regulations for uses similar to the proposed uses within the PUD Development. To achieve the stated goals and objectives certain development details may be required in the development site plans in addition to the minimum standards referenced above.

Section 5. Preliminary Development Plan Approval. The Preliminary PUD Development Plan for the Hidden Shores West PUD, dated 5-11-15, as prepared by Nederveld, pursuant to Section 12.07(C) of the Allendale Charter Township Zoning Ordinance, is hereby approved. In the event of a conflict between that Plan and this Ordinance, the provisions of this Ordinance shall control.

Section 6. Future Plan Approval. All future developments, enlargement and expansions of existing structures within the PUD District, proposed after the adoption of this Ordinance, are subject to final vote and plan approval pursuant to Article 12 of the Township Zoning Ordinance and Section 503 of the Michigan Zoning Enabling Act, including the procedures for public hearing found in the Act and the Township Zoning Ordinance.

Section 7. Existing Development. All development approved or existing as of the date of adoption of this Ordinance and found to be in non-compliance with this Ordinance is to be recognized as legal conforming and not non-conforming and is allowed to be altered, remodeled, modernized, enlarged, extended and rebuilt following site plan approval by the Planning Commission.

Section 9. Repeal. All ordinances or parts of ordinances which are in conflict in whole or in part with any of the provisions of this Ordinance as of its effective date are hereby repealed to the extent of such conflict.

Section 10. Effective Date. That the foregoing amendments to the Allendale Charter Township Zoning Ordinance were approved and adopted by the Township Board of Allendale Charter Township, Ottawa County, Michigan, on _____, 2015, after a public hearing as required pursuant to Michigan Act 184 of 1943, as amended, and after introduction and a first reading on, _____ 2015 and publication after such first reading as required by Michigan Act 359 of 1947, as amended.

This Ordinance shall be effective on, _____ 2015 which date is more than 7 days after publication of the ordinance as required by Section 401 of Act 110 of 2006, as amended, provided that the effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110 of 2006, as amended.

Township Supervisor

Date _____

Township Clerk

Date _____

CERTIFICATE

We, Jerry Alkema and Laurie Richards, the Supervisor and Clerk, respectively, for the Charter Township of Allendale, Ottawa County, Michigan, do hereby certify that the foregoing Allendale Charter Township No. 2015- _____ Zoning Ordinance Amendment was adopted at a meeting of the Allendale Charter Township Board held on _____ 2015.

The following members of the Township Board were present at the meeting:

The following members of the Township Board were absent: _____

The Ordinance was adopted by the Township Board with members

voting in favor and members

voting in opposition.

The Ordinance was published in the Advanced Newspapers, the Ottawa Edition on,
_____ 2015.

Jerry Alkema, Supervisor

Laurie Richards, Clerk