

**ALLENDALE CHARTER TOWNSHIP**

**Ordinance No. 2015-11  
Zoning Ordinance Amendment to Establish**

**THE PIERCE PLACE PUD ZONING DISTRICT**

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE CHARTER TOWNSHIP OF ALLENDALE, OTTAWA COUNTY, MICHIGAN, TO REZONE A PORTION OF SECTION 25 FROM R-4, MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL/OFFICE DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND, IN CONNECTION WITH THAT REZONING, TO APPROVE A FINAL SITE PLAN FOR THE DEVELOPMENT OF THE LAND AND TO SPECIFY THE PERMITTED USES AND OTHER CONDITIONS OF APPROVAL.**

**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 R-4 Medium Density Multiple Family Residential/Office District to the Planned Unit Development District, in accordance with the Final Development Plan of Pierce Place Planned Unit Development, subject to all of the terms and conditions of this Ordinance:

***Description:***

The East 400.00 feet of the South 521 feet of the Southeast 1/4 of the Southeast 1/4, except the East 50 feet thereof, Section 25, Town 7 North, Range 14 West, Allendale Township, Ottawa County, Michigan.

This property is more particularly described as: That part of the SE 1/4 of Section 25, T7N, R14W, Allendale Township, Ottawa County, Michigan, described as: commencing at the East 1/4 corner of said Section; thence South 00 degrees 08'00" East 1821.73 feet along the East line of the SE 1/4 of said Section; thence North 88 degrees 33'06" West 50.02 feet to the West line of the East 50 feet of the SE 1/4 of said Section and the westerly right of way line of 48th Avenue; thence South 0 degrees 08'00" East 300.00 feet along said right of way line to the Place of Beginning of this description; thence continuing South 0 degrees 08'00" East 521.06 feet; thence North 88 degrees 46'53" West 350.00 feet along the South line of SE 1/4 of said Section; thence North 0 degrees 08'00" West 521.06 feet; thence South 88 degrees 46'53" East 350.00 feet to the place of beginning.

The described lands contain 3.92 acres.

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

- A. Three multiple family residential townhouse buildings containing a total of 35 dwelling units and 140 bedrooms. Each dwelling may contain up to four bedrooms. Each dwelling shall in the R-4 Zoning District per Section 10.06 of the Township Zoning Ordinance. comply with the minimum dwelling unit size as required for multi-family dwellings
- B. A Clubhouse/Rec Center which may be used for group gatherings and activities by residents and by others as may be permitted by the owner/operator of Pierce Place.
- C. Dedicated Open Space as illustrated on the Final PUD Plan and as regulated by the Open Space Agreement recorded for Pierce Place PUD as required by Section 12.06 E. 5 of the Township Zoning Ordinance.
- D. Accessory buildings are permitted in accordance with the requirements of the R-4 Zoning District.

**SECTION 3. PUD Goals and Objectives.** The Pierce Place PUD District is intended to be a multi-family development with three buildings containing 140 bedrooms and a clubhouse/recreation center/office. The project is intended to house students from the nearby Grand Valley State University.

**SECTION 4. Development Standards.** Unless specifically modified by the resolution approving the Pierce Place PUD the standards of the Allendale Charter Township Zoning Ordinance, Section 24.06, Standards for Approval, shall become the minimum development standards as well as applicable standards of the Allendale Charter Township Zoning Ordinance in Article 3 and Article 10 for uses similar to the proposed uses within the PUD Development. Design and form is critical to the goals and objectives of Section 3 above. 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. Final Development Plan Approval.** The Final PUD Development Plan for the Pierce Place PUD, dated June 1, 2015, as prepared by Nederveld, Inc., pursuant to Section 12.07(D) 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 legally 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 8. 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 9. 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 July 27, 2015, after a public hearing as required pursuant to Michigan Act 110 of 2006 as amended, and after introduction and a first reading on June 8 2015, and publication after such first reading as required by Michigan Act 359 of 1947, as amended.

This Ordinance shall be effective on August 17, 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.

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Jerry Alkema, Township Supervisor

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Laurie Richards, Township Clerk