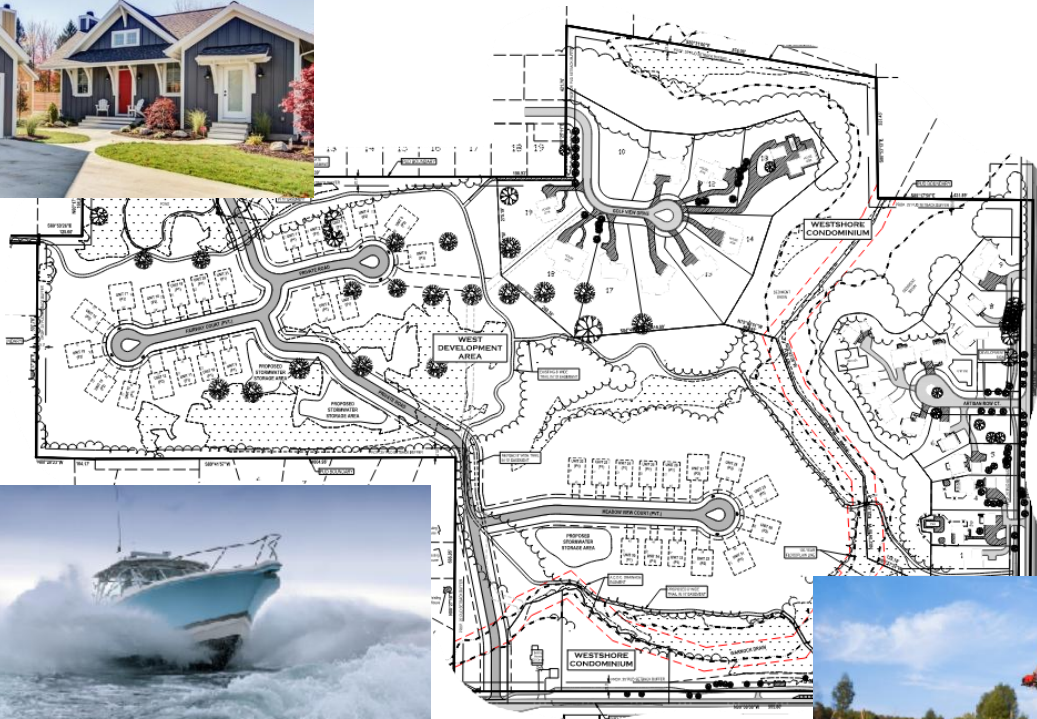


WestShore



BDR

Build • Design • Restore

SITE HISTORY

Former Golf Course Use

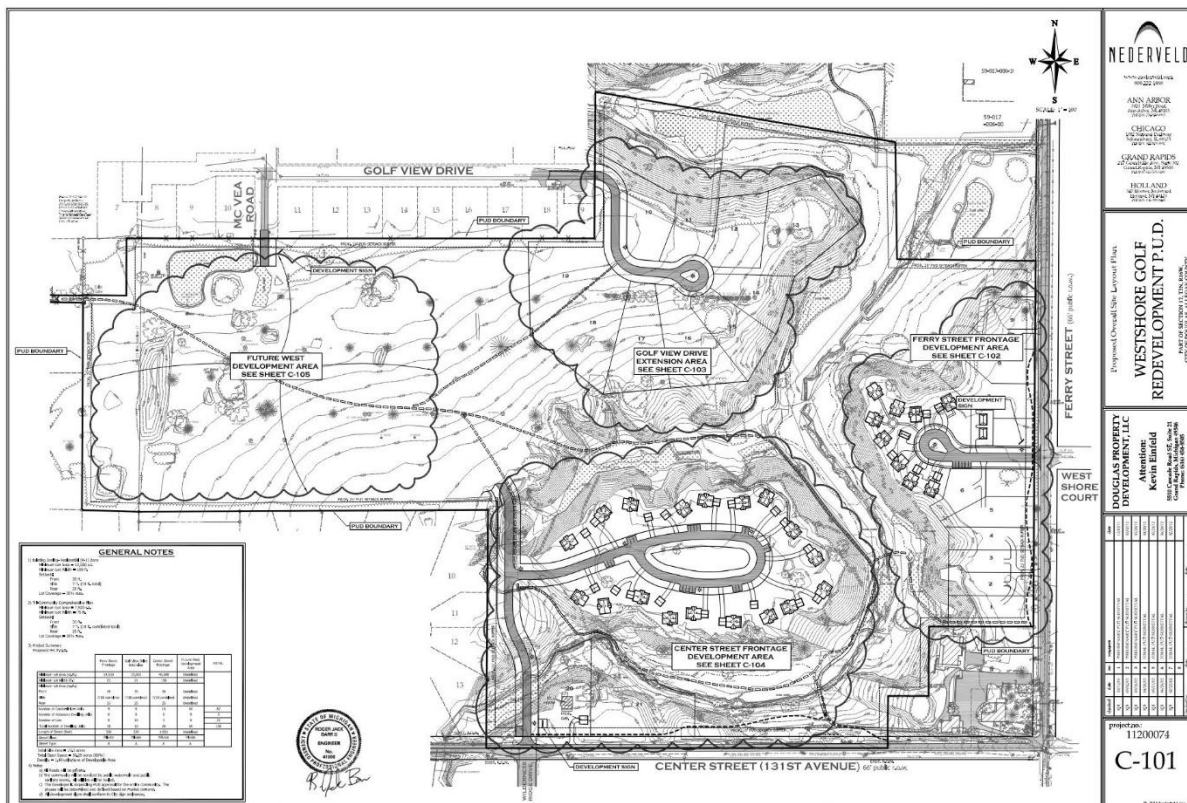
The property was formerly a golf course. Photographs from the early to mid-1900's show the golf course history of the site. The golf course stopped operating in 2011.



New Residential PUD Approval

In 2011, Douglas Property Development LLC purchased the property and in 2012 they submitted a PUD application for the golf course property that was approved by the City in August 2012. The PUD included 108 residential units (of which only 46 were approved at that time). This corresponds to 1.40 units per acre net density. The PUD included 50.25-acres of open space.

Below is a copy of the 2012 approved PUD plan for reference. The PUD was all detached single-family residential condominium product.



The PUD was divided into four sub-areas. The Ferry Street Frontage Area, the Center Street Frontage Area, Golf View Drive Extension Area and the West Development Area. The Ferry Street Frontage Area and the Golf View Drive Extension areas are complete. The only part of the Center Street Frontage Area that is built are the two lots along the Center Street frontage with one of those lots still being vacant.

This same developer/applicant is now proposing to amend the PUD to develop the West Development Area and the remaining Center Street Frontage Area.

PROJECT TEAM

Owner/Applicant/Developer

Douglas Property Development, LLC
50 Crahen Avenue NE Suite 200
Grand Rapids, MI 49525
p 616.458.8505
Kevin Einfeld keinfeld@bdrinc.com
Ric Dyk rdyk@bdrinc.com
www.bdrinc.com

Planning/Engineering

Nederveld, Inc.
217 Cesar E. Chavez Avenue, SW; Suite 302
Grand Rapids, MI 49503
p 616.575.5190
Jack Barr, PE jbarr@nederveld.com
www.nederveld.com

Legal

Varnum LLP
333 Bridge Street NW, Suite 1700
Grand Rapids, MI 49504
p 616.336-6411
Peter Schimdt paschmidt@varnumlaw.com
varnumlaw.com

Environmental

Dixon Environmental Consulting, Inc.
1560 North Taylor Avenue
Grand Rapids, MI 49505
p 616.742.5511
www.dixonenvironmental.com

SITE PLAN REVIEW STANDARDS


Applicant Identification (24.02.01)

Douglas Property Development, LLC
50 Crahen Avenue NE Suite 200
Grand Rapids, MI 49525
p 616.458.8505
Kevin Einfeld keinfeld@bdrinc.com
Ric Dyk rdyk@bdrinc.com

Proof of Ownership (24.02.02)

The vesting deed from the property purchase confirms proof of ownership. A full copy of the three page deed is available if needed.

STATE OF MICHIGAN Allegan County
Joyce A. Watts Register of Deeds
RECORDED
June 08, 2011 12:14:07
Liber 3522 Page 460-462 D.W.
FEE: \$20.00


Liber 3522 Page 460 #2011011538

WARRANTY DEED **Lighthouse Title Inc.**

Date: May 31, 2011

The Grantor(s), Macatawa Bank
whose address is: PO Box 3119
Holland, MI 49424

conveys and warrants to the Grantee(s): Douglas Property Development, LLC, a Michigan Limited Liability Company
whose address is: 5510 Cascade Rd, Suite 21-
Grand Rapids, MI 49546

the following described premises situated in the City of Douglas, County of Allegan, State of Michigan.
SEE EXHIBIT A ATTACHED HERETO

Tax Parcel No. MULTIPLE Common Address: 14 Ferry Street
Douglas MI 49406

for the sum of: *** (See Real Estate Transfer Valuation Affidavit) ***

subject to easements, use, building, and other restrictions of record, if any.

The Grantor grants to the Grantee the right to make 100% division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

If the land being conveyed is unplatted, the following is deemed to be included: "The property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the

In addition, Allegan County records show Douglas Property Development, LLC as the property owner.

CENTER ST DOUGLAS, MI 49406 (Property Address)

Parcel Number: 59-830-000-02

Property Owner: DOUGLAS PROPERTY DEV LLC

Summary Information
> Assessed Value: \$250,200 | Taxable Value: \$218,230 > Property Tax information found

Property Information | Tax Information | Delinquent Tax Information

Jump To: Owner and Taxpayer Information | General Information for Tax Year 2022 | Land Information | Legal Description | Sale History

Click here to add this parcel to your favorite records for easy access on your next visit...

Parcel is Vacant

☐ Owner and Taxpayer Information

Owner	DOUGLAS PROPERTY DEV LLC 50 CRAHEN AVE NE SUITE 200 GRAND RAPIDS, MI 49525-3437	Taxpayer	SEE OWNER INFORMATION
-------	---	----------	-----------------------

☐ General Information for Tax Year 2022

Property Class	402 RESIDENTIAL-VACANT	Unit	59 DOUGLAS CITY
School District	SAUGATUCK PUBLIC SCHOOLS	Assessed Value	\$250,200
MAP #	No Data to Display	Taxable Value	\$218,230
ACTION	0	State Equalized Value	\$250,200
USER ALPHA 1	Not Available	Date of Last Name Change	11/04/2022

There are no purchase options or liens against the property.

Project Impact Statement (24.02.03)

The proposed project is not anticipated to have a detrimental effect on natural resources or utility infrastructure of the City. The proposed project is designed around existing natural land features and environmentally sensitive areas. In addition, the project will preserve at least 60% of the property as conservation open space.

Existing utility infrastructure in the vicinity of the site has the capacity to service the site without burden to existing infrastructure systems. Over the last 10 years the owner/developer has had meetings and correspondence with Kalamazoo Lake Sewer and Water Authority and City staff to discuss infrastructure needs for the development.

In 2018, the developer installed a watermain loop from Center Steet through the deep ravine and north to Golf View between units 18 and 19. This set up a portion of the infrastructure needed for the West Development Area and the Center Street Frontage Area.

Superior Environmental completed a Phase 1 Environmental Site Assessment of the property in 2012. Groundwater contamination is associated with the site from historic groundwater impact upstream to the south of the property. A detailed soil and groundwater management plan is summarized in subsequent sections of this document.

The project is not anticipated to have a detrimental impact relating to local roads or traffic. The proposed PUD amendment will have access to Center Street and Mc Vea Drive in the same way that the original PUD proposed.

Property Identification (24.02.04)

An existing conditions survey plan is included in the PUD amendment plan set. It identifies the property boundaries, boundary dimensions, legal description, and existing site features. It also includes the required drawing scale and north arrow.

Project Description (24.02.05)

The proposed PUD includes approximately 78 acres (76.4 acres excluding ROW). The PUD is a combination of four distinct development areas. These include the Ferry Street frontage area, Golf View Drive extension area, Center Street frontage area, and the West Development area. Below is a summary of each development area.

	Ferry Street Frontage	Golf View Drive Extension	Center Street Frontage	West Development Area	TOTAL
Minimum Lot Area (sq ft)	14,500	23,000	3,312	3,312	
Minimum Lot Width (feet)	65	21	46	46	
Setbacks (feet)					
Front	20	35	35	35	
Side	7/18 combined	7/18 combined	----	----	
Rear	25	25	25	25	
Minimum Building Separation (feet)	15	----	15	15	67
Total Number of Dwelling Units	16	10	17	24	
Length of Street (feet)	330	530	720	1,200	
Street Class	Private	Private	Private	Private	
Street Type	A	A	A	A	

A total of 67 units are proposed for the entire PUD. This is supported by the base density determination Test Plan discussed in subsequent sections of this document. The net density of the PUD is 0.877 units per acre (67 units on 76.4 acres).

The proposed PUD will include a minimum of 60% of the total PUD land area as open space. The City ordinance requires 65% open space for the PUD. The open space areas will be preserved and placed in conservation easement to the City as required by the ordinance. Pedestrian trails exist within the open space but no other structures or amenities are proposed in the open space.

All the roads within the PUD will be private. A cross-section detail of the proposed road showing the road pavement width and right-of-way width is discussed in subsequent sections of this document.

Natural Features (24.02.06)

Warnock Drain runs through the site and flows from Center Street toward Ferry Street where it outlets to Kalamazoo Lake to the northeast of the property. The drain is typically 4 feet deep and has a defined top of bank. There are regulated wetlands associated with the Warnock Drain corridor. A non-regulated 100-year floodplain is also associated with Warnock Drain and it is

identified on the Natural Features Inventory Map. Based on correspondence with EGLE, this floodplain is not regulated based on the contributing drainage area being less than 2 square miles. Nonetheless, FEMA floodplain inventory maps show a 100-year floodplain across the property but do not identify the elevation.

The west half of the site is fairly level and slopes toward the east. A small irrigation pond is located in the northwest corner of the property, and it will remain.

The east half of the site has steep slopes and ravines that direct runoff toward Warnock Drain. Plateaus at the top of these ravines provide great building sites for the proposed PUD.

The site is mostly open field area with trees and vegetation following the steep slope and ravine areas as well as along former golf fairways. Wooded areas and significant trees are identified on the Natural Features Inventory Map.

A large portion of these natural features is proposed to be preserved as open space as shown on PUD plan sheet P-104.

Existing and Proposed Roads (24.02.07)

The site is bordered to the east by Ferry Street and to the south by Center Street. North of the site is McVea Drive and Golf View Drive. All of these streets are public and controlled by the City. All of these streets have a 66-foot right-of-way with a pavement width of approximately 24-feet. The PUD will connect to all of these existing public streets. The Ferry Street frontage development area (Artisan Row Court) connects to Ferry Street at the intersection with West Shore Court. The Golf View Drive extension development area is an extension of the public portion of Golf View Drive approximately 530 feet to the east for the existing ten lots associated with this area of the project. The West Development Area will connect to McVea Drive and the Center Street Frontage Area will connect to Center Street.

All of the proposed roads within the PUD will be private. The proposed road has a 24-foot pavement width within a 66-foot right-of-way. Bituminous valley gutter curb edge will be provided on both sides of the roads for stormwater collection and control.

Vehicle and Pedestrian Access Plan (24.02.08)

The Ferry Street frontage development area has a private road connection (Artisan Row Court) at the intersection with West Shore Court. The Golf View Drive extension development area is an extension of the public portion of Golf View Drive approximately 530-feet to the east for the proposed ten lots associated with this area of the project. The West Development Area will connect to McVea Drive and the Center Street Frontage Area will connect to Center Street.

All the units except lot 8 on Ferry Street and Condominium unit 27 on Artisan Row Court are provided with at least a 2-stall garage for homeowner parking. Lot 8 does not have a garage and unit 27 on Artisan Row Court has a 1 stall garage. Guest parking is provided in driveways for each unit. Total vehicle parking for the PUD is as follows:

Parking Type	Ferry Street Frontage	Golf View Drive Extension	Center Street Frontage	West Development Area	TOTAL
Garage	29	20	34	48	131
Driveway	32	20	34	48	134
Public Parking Areas	0	0	4	0	4
TOTAL	61	40	72	96	269

Pedestrian trails are existing through the development. The developer has already constructed approximately 5,600 lineal feet of gravel trails within the PUD and approximately 2,000 lineal feet of paved path along Ferry Street and Center Street.

No sidewalks along the private streets are proposed.

Vicinity Land Uses (24.02.09)

The vicinity of the site is developed primarily with low to medium density single-family residential homes. The property is bordered to the east by Ferry Street and to the south by Center Street. North of the site is Golf View Drive and McVea Drive which are residential streets with single-family homes. To the southwest are West Shore Woods and Wildwood Lane single-family developments. South of Center Street is Wilderness Ridge single-family development.

A Vicinity Land Use Map showing adjacent uses and zoning is included in this PUD amendment plan set.

Utility Service Plan (24.02.10)

The Ferry Street frontage development area is serviced with sanitary sewer and watermain off the existing utility lines in Ferry Street. The lots that have direct frontage on Ferry Street are serviced by private sanitary laterals and water lines off the existing main lines in Ferry Street. The condominium units at the end of Artisan Row Court are serviced by utility mains that the developer constructed in 2013 that are within the private road.

The Golf View Drive extension area is serviced with sanitary sewer from the existing sanitary sewer that runs across the property from Ferry Street to Golf View Drive. Water service for this area is provided by an extension of existing watermain in Golf View Drive that the developer completed in 2013.

The West Development area will be serviced with sanitary sewer from the existing sanitary sewer that ends at the back of lots 18 and 19 on the Golf View Drive extension. Watermain for this area will be looped from McVea Drive to the watermain at the back of lots 18 and 19 on the Golf View Drive extension.

The Center Street Frontage Area will be serviced with sanitary sewer from the existing lift station on Center Street and with water from the existing watermain that the developer constructed in 2014 that extends from Center Street to Golf View Drive

Stormwater management facilities for the proposed PUD are described elsewhere in the document.

The entire PUD will be serviced by buried electric, gas and telephone lines.

Accessory Structure (24.02.11)

No non-residential accessory buildings are/will be proposed for the PUD. Street signs at private street intersections are/will be provided. The developer has already installed one development sign at Artisan Row Court for the Ferry Street Frontage Area and development signs will be added at McVea Drive and Center Street.

Landscape Plan (24.02.12)

Existing wooded areas and individual trees will be selectively removed only as necessary for construction of the roads, utilities, driveways, sidewalks, buildings and view corridors. Mass tree clearing of the site is not proposed. The intent is to leave the existing vegetation and character of the site to the extent possible.

The perimeter of the PUD provides the required 25-foot setback buffer. No fencing, berming or tree planting within the 25-foot setback buffer is proposed.

On Ferry Street and Center Street, the developer planted deciduous trees to supplement existing wooded areas to provide the required buffer.

The landscape plan shows the general landscaping to be provided around each condominium building.

The entire PUD will include a minimum of 60% open space. Refer to PUD plan sheet P-104. The City ordinance requires 65% open space for the PUD. The open space areas will be preserved and placed in conservation easement to the City as required by the ordinance. Pedestrian trails exist within the open space but no other structures or amenities are proposed in the open space.

There is an existing soil stockpile on the west side of the property, which was likely created when the irrigation pond in the northwest property corner was excavated for the golf course. This soil stockpile will be relocated to the west property line.

Storage Facility (24.02.13)

No storage facilities are proposed in the PUD.

Stormwater Management Plan (24.02.14)

On-site stormwater pretreatment is proposed for the West Development Area and Center Street Frontage Area as shown on the PUD amendment plans.

Site Lighting (24.02.15)

Street lighting is not proposed.

The development signs at the entrances may have lighting.

Construction Permit Identification (24.02.16)

Permits required before construction starts include the following:

<u>Permit</u>	<u>Approving Agency</u>
Soil Erosion & Sedimentation Control Permit	County
NPDES Stormwater Discharge Permit	State EGLE
Sanitary Sewer Construction Permit	State EGLE
Watermain Construction Permit	State EGLE
Wetland Crossing Permit	State EGLE

Project Completion Schedule (24.02.17)

The roads and utility infrastructure for the Ferry Street frontage area and the Golf View Drive extension area were built in 2013 by the developer.

The West Development Area and the Center Street Frontage Area proposed for this PUD amendment will be constructed in 2026, pending all approvals and permits.

Compliance with the Tri-Community Plan (24.02.18)

The 2016 Tri-Community Master Plan designates this area of the City for medium to high density single and multi-family residential uses. The 2016 City Master Plan designates the property as Suburban single-family detached housing at up to 4 units per acre. The proposed PUD will be lower density than both of these master plans and will be in conformance with the objectives of the plans by preserving 60% open space.

Professional Seal (24.02.20)

The professional engineer's seal of the plan preparer is included on all the drawings as required.

Soil and Groundwater Management Plan (24.02.21)

A Soil Management Plan (relating to environmental contamination) is not necessary for this PUD. The unsaturated soil was not impacted, and the future plans do not intend to remove soil from the subject property. In addition, based on the preliminary design details, the development activities do not intend to encroach upon the impacted groundwater at the subject site. Under the current design, the impacted groundwater will remain in-place and undisturbed. A narrative summary of the environmental conditions and the assessments are provided below.

Based on historical groundwater monitoring results and prior environmental due diligence investigations, the subject site was confirmed as a "facility" under Michigan Public Act 451, Part 201, as amended. The contamination relates to halogenated volatile organic compounds (VOCs), specifically tetrachloroethene, trichloroethene and vinyl chloride, which have only impacted the groundwater on portions of the subject site and a portion of the Warnock Drain. The VOCs were released prior to the 1970's from Chase Manufacturing Corporation (aka Haworth Douglas Plant), which was at the intersection of Ferry Street and Blue Star Highway (approximately 1/4 mile southeast of the PUD site). The VOC contamination migrated with the groundwater under the southeastern portion of the subject site. Warnock Drain appears to serve as a discharge point for the VOC impacted groundwater. Remediation activities took place by EGLE starting in 2004 and have now been completed according to EGLE.

Prior environmental due diligence investigations included soil sampling across the former golf course area. The investigation focused on the herbicide and pesticide storage and application areas, maintenance areas and fueling management areas used by the former golf course operators. Based on the sampling results, no significant impact was identified, and the former operations of the golf course did not appear to impact the PUD property.

Previous investigations have also been conducted to assess certain due care exposure risks. Dixon Environmental Consulting previously conducted a soil vapor survey over the buildable portion of the site that is situated above the VOC groundwater plume in the southeastern portion of the subject site. The vapor data results supported that concentrations were approximately 100 times less than the relevant residential screening criteria. In addition, certain metals inherent to pesticide use were assessed in the shallow soils across the golf course property. None of the data exceeded the residential use screening criteria. A comprehensive Due Care Analysis and Plan was prepared by Dixon to consider the construction activities and residential use of the property and this plan has been followed as homes have been built within the PUD.

PUD STANDARDS

PUD ELIGIBILITY CRITERIA

Recognizable and Substantial Benefit (27.03.01)

The primary recognizable and substantial benefit of this PUD is the preservation of a minimum of 60% of the site as permanent open space and conservation easement area. This property is one of the largest undeveloped areas in the City. Using only 40% of the site for development will help ensure the character of the community. The preservation of this area would not be possible with traditional development forms.

In addition, the approximately 5,600 lineal feet of public pedestrian trails that are existing through the project will be a substantial benefit to the community as well as the public pedestrian paths that this developer constructed along the Ferry Street frontage and Center Street frontage.

Minimum Area and Density (27.03.02)

The entire PUD includes a total of 78 acres which meets the minimum area requirement of the PUD. The total number of units determined by the Test Plan is 108. The total number of units proposed for the PUD is 67, therefore the overall density of PUD is not exceeding that permitted within the underlying zone district.

Availability and Capacity of Public Services (27.03.03)

Based on prior correspondence with City staff and KLSWA, the existing utility system has capacity for the proposed PUD.

Compatibility with the Tri-Community Master Plan (27.03.04)

The Tri-Community Master Plan designates this area of the City for medium to high density single and multi-family residential uses. The proposed PUD will be lower density than the Tri-Community Master Plan anticipated and will be in conformance with the objectives of the plan by preservation of 60% open space.

Compatibility with the PUD Intent (27.03.05)

The intent of the PUD ordinance is to "...achieve integration of the proposed land development project with the characteristics of the project area. The permanent preservation of open space, natural areas and the existing small town rural character of Douglas are major objectives..." The proposed PUD complies with this intent.

Economic Impact (27.03.06)

The proposed PUD will be harmonious with existing surrounding land uses and will not impede the continued use or development of surrounding properties. The proposed PUD is substantially similar in character to existing surrounding land use patterns.

Unified Control of Property (27.03.07)

The West Development Area and the Center Street Frontage Area proposed for this PUD amendment are under unified control by the applicant, Douglas Property Development, LLC

Dedication of Utilities and Roads (27.03.08)

Utility easements will be conveyed to the City for future maintenance of the watermain and sanitary sewer systems.

All the roads within the PUD are private and will be built in accordance with the private road ordinance for material thicknesses.

PUD PROJECT DESIGN STANDARDS

Location (27.04.01)

PUD projects are allowed in any zoning district, so the proposed PUD meets this design standard.

Compatibility with Adjacent Uses (27.04.02)

The architecture of the proposed PUD buildings will be consistent in mass and style with surrounding homes. In addition, the placement of the buildings on the site plateaus and preservation of the ravine area will provide screening and buffering of the proposed PUD buildings from adjacent uses. The existing wooded areas and mature trees along with the trees the developer has already planted along the Ferry Street and Center Street frontages provide additional screening and buffering.

Permitted Uses (27.04.03)

The only use permitted with the proposed PUD is single-family residential which is consistent with the underlying R-1 zone district.

Applicable Base Regulations (27.04.04)

In 2012 the PUD was granted two deviations from the underlying R-1 zone district for lot size and building setback as summarized below.

	<u>Underlying R-1 Zone</u>	<u>Proposed PUD</u>
Lot Width (feet)	100	21 (Unit 13 at 702 Golf View Drive)
Setbacks (feet)		
Front	35	17 (Unit 29 at 554 Artisan Row Court)

All other lot and building requirements of the underlying R-1 zone district will be followed.

In 2012 the PUD was also granted a deviation from the accessory structure placement standards in the Zoning Ordinance. The Zoning Ordinance requires unattached garages and accessory structures to be located behind the front of the home. The PUD was allowed the following unattached garage placement:

Ferry Street Frontage Area – unattached garages must be at least 100-feet from the centerline of Ferry Street for lots 1 thru 5, 7 and 8 and the overhead garage doors shall not face east toward Ferry Street. An unattached garage for lot 6 must be at least 75-feet from the centerline of the proposed private road. An unattached garage for lot 9 must be at least 70-feet from the centerline of Ferry Street and the overhead garage doors shall not face east toward Ferry Street.

Golfview Drive Extension Area – unattached garages must be at least 100-feet from the centerline of the proposed private road.

Center Street Frontage Area – unattached garages must be at least 70-feet from the centerline of Center Street for lots 20 and 21 and the overhead garage doors shall not face south toward Center Street.

No additional deviations to the accessory structure placement standards are proposed for this PUD amendment.

Regulatory Flexibility (27.04.05)

As described above, in 2012 the PUD was granted deviations from the ordinance for lot width, front yard setback and accessory structure placement. All other provisions of the zoning ordinance will be followed by the PUD and no additional deviations are proposed for this amendment.

Residential Density (27.04.06)

A Test Plan consistent with the underlying R-1 zone district was prepared and approved by the City in 2012. The purpose of this plan was to determine the base density of the PUD. The Test Plan demonstrated that 108 lots could be built on the PUD site.

Permitted Mix of Uses (27.04.07)

There are no non-residential components for this PUD. All uses within the PUD will be single-family residential.

Open Space Requirements (27.04.08)

The proposed PUD includes a minimum of 60% open space. The City ordinance requires 65% open space for the PUD. The open space areas will be preserved and placed in conservation easement to the City as required by the ordinance. Pedestrian trails are proposed within the open space, but no other structures or amenities are proposed in the open space.

Frontage and Access (27.04.09)

The site is bordered to the east by Ferry Street and to the south by Center Street. North of the site is McVea Drive and Golf View Drive. All of these streets are public and controlled by the City. All of these streets have a 66-foot right-of-way with a pavement width of approximately 24-feet. The Ferry Street frontage development area has a private road connection at the intersection with West Shore Court. The Golf View Drive extension development area was an extension of Golf View Drive approximately 530-feet to the east for the ten lots associated with this area of the project. The West Development Area and the Center Street Frontage Area subject to this PUD amendment will connect to McVea Drive and Center Street.

All of the proposed roads within the PUD are private. The PUD roads have a 24-foot pavement width within a 66-foot right-of-way. Bituminous valley gutter curb edge is provided for stormwater collection and control.

Utilities (27.04.10)

All utilities within the PUD will be placed underground.

Privacy of Dwelling Units (27.04.11)

Existing topography and mature trees will provide buffering and privacy for both the PUD buildings and the existing surrounding uses. The majority of the buildings in the PUD are setback a significant distance from the PUD boundary and buffered by both topography and vegetation.

Emergency Access (27.04.12)

The PUD road network provides access for emergency vehicles. The roads are designed to provide a minimum subgrade gravel base width of 26-feet in order to provide support for emergency vehicles in accordance with the Fire Code. Paved cul-de-sac turn arounds at the end of dead end streets are provided and are designed in accordance with the Fire Code.

Pedestrian and Vehicular Circulation (27.04.13)

The Ferry Street Frontage Area has a private road connection at the intersection with West Shore Court. The Golf View Drive Extension Area has an extension of Golf View Drive approximately 530-feet to the east for the existing ten lots associated with this area of the project. The West Development Area and the Center Street Frontage Area will connect to McVea Drive and Center Street.

Pedestrian trails already exist through the development. The developer already constructed approximately 5,600 lineal feet of public pedestrian trails within the PUD and paved public pedestrian paths along the Ferry Street frontage and Center Street frontage.

No formal sidewalks along the private streets are proposed.

Maximum Height (27.04.14)

Maximum building height within the PUD will be consistent with the underlying R-1 zone district.

Minimum Spacing (27.04.15)

Minimum spacing between detached buildings within the PUD will be 15-feet in accordance with the PUD ordinance requirement. Eaves will be allowed to project no more than 24" outside the building envelope area so that eave to eave distance between adjacent buildings would be no

less than 11-feet. This is compared to the City R-1 district setback requirement of 7' minimum and allowed projection of 36" for eaves and overhangs.

Building Length (27.04.16)

No multi-family buildings are proposed for the PUD. No building in the PUD will be longer than 120-feet as required by the PUD ordinance.

Sensitive Natural Features (27.04.17)

All sensitive natural features of the site will be preserved as open space within the PUD. The Warnock Drain corridor, existing wetland areas, existing floodplain areas and steep slope areas will all be preserved.

Buffer Zone Along Streams (27.04.18)

There is an existing 65-foot drainage easement to the County Drain Commission over Warnock Drain. All of the proposed buildings and lots within the PUD are setback at least 80-feet from the drain.

Buffer Zone Along Property Lines (27.04.19)

A 25-foot PUD buffer setback is proposed around the entire PUD.

Parking Areas (27.04.20)

Homeowner and guest parking for the PUD is provided by garages and driveways. Most driveways within the PUD are at least 35-feet long which can accommodate two cars per driveway.

Common Property (27.04.21)

The open space and private road easement areas will be general common elements of the PUD and condominium. These areas will be designated on the condominium master deed & by-laws.

Easements Across Common Property (27.04.22)

Easement for sanitary and watermain utilities will be granted to the City over and across the PUD to provide for future maintenance of said utilities. In addition, public pedestrian access easements have already been granted to the City for the paths on Center Street, Ferry Street and through the development from Center Street to Lake Shore Drive.

ADDITIONAL PUD INFORMATION

Building Footprint Flexibility

The PUD amendment plan shows building envelopes rather than specific house footprints for the West Development Area and the Center Street Frontage Area. This will provide the developer with flexibility to design and locate the homes as needed based on topography, views, vegetation, etc. The minimum distance between units in the West Development Area and the Center Street Frontage Area is 15-feet.

Each of the homes in the West Development Area and the Center Street Frontage Area will be custom or semi-custom built and therefore the size, shape and design of each building will vary but will be contained within the proposed building envelope shown on the PUD amendment plans.

Common Area Maintenance

Common yard areas in and around the condominium units will be identified within the condominium master deed and bylaws as general common element. These areas will be maintained by an outside lawn service hired by the condominium association.

Final Construction Plans for Road and Utilities

Construction plans for roads and utilities will be prepared by the developer's engineer and provided to the City and Kalamazoo Lakes Sewer and Water Authority for review and approval prior to start of construction of the West Development Area or Center Street Frontage Area. All necessary construction permits for site infrastructure will be obtained prior to the start of construction. Water and sewer utility easements will also be provided to the City prior to final close out and acceptance of the West Development Area or Center Street Frontage Area.

Following infrastructure construction of the West Development Area and Center Street Frontage Area, but no later than 4 months after completion of construction, the developer will provide the City with utility as-built record plans.

Phasing of Development and Improvements

The private roads and utility infrastructure for the West Development Area and Center Street Frontage Area will be constructed in 2026.

Summary of Variances from PUD Approved in 2012

The following page summarizes the variances or changes to the PUD plan that was approved in 2012.

Area and Items	Original Approved PUD Plan dated 07/25/12	Existing PUD as Constructed to Date	Proposed PUD Amendment Plan dated 01/28/26	Notes
<i>Center Street Frontage Area</i>				
Number of Units	20	2	15	Total unit count for the Center Street Frontage Area would be 17 if this PUD amendment is approved
<i>West Development Area</i>				
Number of Units	60	0	24	Total unit count for the West Development Area would be 24 if this PUD amendment is approved
Open Space Area (acres)	37.7	0	47.4	This proposed PUD amendment would not reduce the open space below 60%
Total Area (acres)	18.25	0	46	