



Rezoning Application

Application Fee: \$1,000 + \$2,000 Escrow Deposit
Payable Online or at Douglas City Hall

The Village of Friendliness - Since 1870

PART 1

Property Information:

Address(es) of Parcel(s) to be rezoned: Center Street

Parcel Number(s): 59-830-000-02 Property Size (in acres): 46 acres

Current Zoning of Parcel(s): PUD Proposed Zoning District(s): R-1

Existing Use of Property: vacant Proposed Use of Property: Residential

Property Owner Information:

Name: Douglas Property Dev LLC (Ric Dyk)

Phone Number: 616-291-0262 Email Address: rdyk@bdrinc.com

Address / PO Box 50 Crahen Ave NE, Ste 200 City: Grand Rapids State: MI Zip: 49525

Applicant Information (if different than owner):

Name: Jeff Parker Company: Lakeside Pastures, LLC

Phone Number: 678-409-9271 Email Address: jeff@8capital.org

Address / PO Box 99 E 8th Street, Ste 300 City: Holland State: MI Zip: 49423

Rezoning Application Requirements (Section 28.05):

- ☒ Certified boundary survey with dimensions, boundaries, rights-of-way, and easements and general location.
- ☒ Legal description of the subject parcel(s)
- ☒ Applicant's interest in the property:
 - ☒ Purchase Agreement or Deed
 - ☐ Proof of Ownership
- ☒ Detailed Response to Rezoning Criteria (Part 2 of this Application)
- ☒ PDF of application and supplemental documentation
- ☒ Escrow Policy Acknowledgement

☐ Yes, I have read the City of the Village of Douglas Zoning Ordinance Article 28, Amendments

☐ Fees paid (\$300 non-refundable fee + \$2,000 refundable escrow deposit)

☐ Complete Rezoning application (incomplete applications will not be processed)

PART 2

Please provide responses to the following rezoning criteria outlined in Section 28.06:

- a) What, if any, identifiable conditions related to the application have changed since the existing zoning district was established which justifies the proposed amendment? _____

The original developer has a buyer for the undeveloped PUD area that would result in a single-family use of this 46 acres.

- b) What are the precedents and the possible effects of such precedent which might result from the approval or denial of the petition? _____

The applicant is not aware of any precedents or negative effects of this rezoning. Rather this rezoning would result in a much less use of the property.

- c) What is the impact of the amendment on the ability of the City and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed amendment is adopted? _____

No impact. The original developer has already constructed over 5,000 feet of public use trails on the property and extended watermain and sanitary sewer utilities.

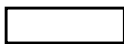
- d) Does the petitioned district change adversely affect environmental conditions, or the rights of a neighboring property owner? _____

No adverse affect. The proposed rezoning will greatly reduce the density and use on the 46 acres.

- e) Is the class of uses permitted in the district appropriate for the location proposed to be rezoned?



Yes

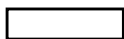


No

- f) Does the petitioned district change generally comply with the Tri-Community Comprehensive Plan, or a subsequent document that guides land use and development decisions in the City of the Village of Douglas?



Yes



No

If , no, explain: _____

- g) What is the ability of the property in question to be put to a reasonable economic use in the zoning district in which it is presently located? _____

The original developer has tried three times to amend the PUD for residential use and has not been successful navigating the Planning Commission. This proposed rezoning will result in a single-family use of the 46 acres which will be a much less intense use.

Signatures: Section 28.05 requires the signature of BOTH owner and applicant (if different from owner)

I, Ric Dyk (Owner), hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Ric Dyk 09.08.26
Signature of Owner Date

I, Jeff Parker (Applicant), hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Jeff Parker September 8, 2026
Applicant Date

FOR INTERNAL USE ONLY

CITY OF DOUGLAS ZONING REVIEW

Approved ☐ Conditional Approval ☐ Denied ☐

Rationale/Remarks: _____

Signature of Planning & Zoning Administrator

Date

P0030720233PZ