



To the Planning Commission,

Douglas is special for a reason. We recognize that and, with the City's unique qualities in mind, we are working with the City to design a housing solution that fits.

A walkable, cottage-style neighborhood with preserved open space aligns well with the historic plated streets of Douglas. The plan is to add more much needed housing that is thoughtfully integrated into the City.

We have spent over three years working with Douglas planning, listening to feedback, and refining ideas. With the adoption of the Master Plan in 2025 and zoning ordinance updates ongoing, we feel we are ready to put forward a design that fits. The first step in the process is to update the zoning to be consistent with the new Master Plan.

The proposed rezoning of the property at 64 Wiley is consistent with the City of Douglas Master Plan and represents a logical and responsible extension of the planned residential growth. The amendment supports the City's long-term vision and land use while maintaining sensitivity to environmental features and neighborhood character.

Approval of the rezoning would establish an appropriate and limited precedent that properties identified for higher-density or "Urban Residential" use in the Master Plan may be rezoned accordingly when they meet the plans intent and are thoughtfully designed. This precedent would reinforce the role of the Master Plan as the City's guiding policy document and provide predictability in future land use decisions.

Conversely, denial of a rezoning that is consistent with the Master Plan could introduce uncertainty and suggest inconsistency between adopted policy and implementation.

Any necessary infrastructure improvements will be addressed through the site plan engineering review process.

In summary, the proposed rezoning is aligned with the City's Master Plan, can be supported by existing and planned public services, and incorporates a development approach that protects the environmental features and respects neighboring properties.

Approval of the amendment would represent a consistent, plan-based decision that supports the City's long-term planning objectives while reinforcing the community's character and natural setting.

David W. Schermer | **GRI, ABR®, LEED AP**

3200 Eagle Park Drive | Suite 105
Grand Rapids, MI 49525
P| 616.828.6780





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: 64 Wiley

Parcel Number(s): 59-016-096-00 Property Size (in acres): 20 acres

Current Zoning of Parcel(s): R-1 Proposed Zoning District(s): R-3

Existing Use of Property: Undeveloped Proposed Use of Property: Residential

Property Owner Information:

Name: Tan Creek-LLC

Phone Number: 616-608-4201 Email Address: d.schermer@preigroup.com

Address / PO Box 3200 Eagle Park Dr. NE STE 105 City: Grand Rapids State: MI Zip: 49525

Applicant Information (if different than owner):

Name: David Schermer Company: Pendulum Real Estate Group

Phone Number: 616-828-6780 Email Address: d.schermer@preigroup.com

Address / PO Box 3200 Eagle Park Dr. NE STE 105 City: Grand Rapids State: MI Zip: 49525

Rezone 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? _____

See Attached - Exhibit 1

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

See Attached - Exhibit 2

- 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? _____

See Attached - Exhibit 2

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

See Attached - Exhibit 2

- 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? _____

See Attached - Exhibit 2

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

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

Rob Scott

dotloop verified
08/26/26 2:06 PM EDT
6PCG-C4EH-39U2-JEUN

Signature of Owner

08/26/2026

Date

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

David Schermer

dotloop verified
08/27/26 7:55 AM EDT
KHEH-EY28-O9EN-Q916

Applicant

08/26/2026

Date

FOR INTERNAL USE ONLY

CITY OF DOUGLAS ZONING REVIEW

Approved ☐ Conditional Approval ☐ Denied ☐

Rationale/Remarks: _____

Signature of Planning & Zoning Administrator

Date

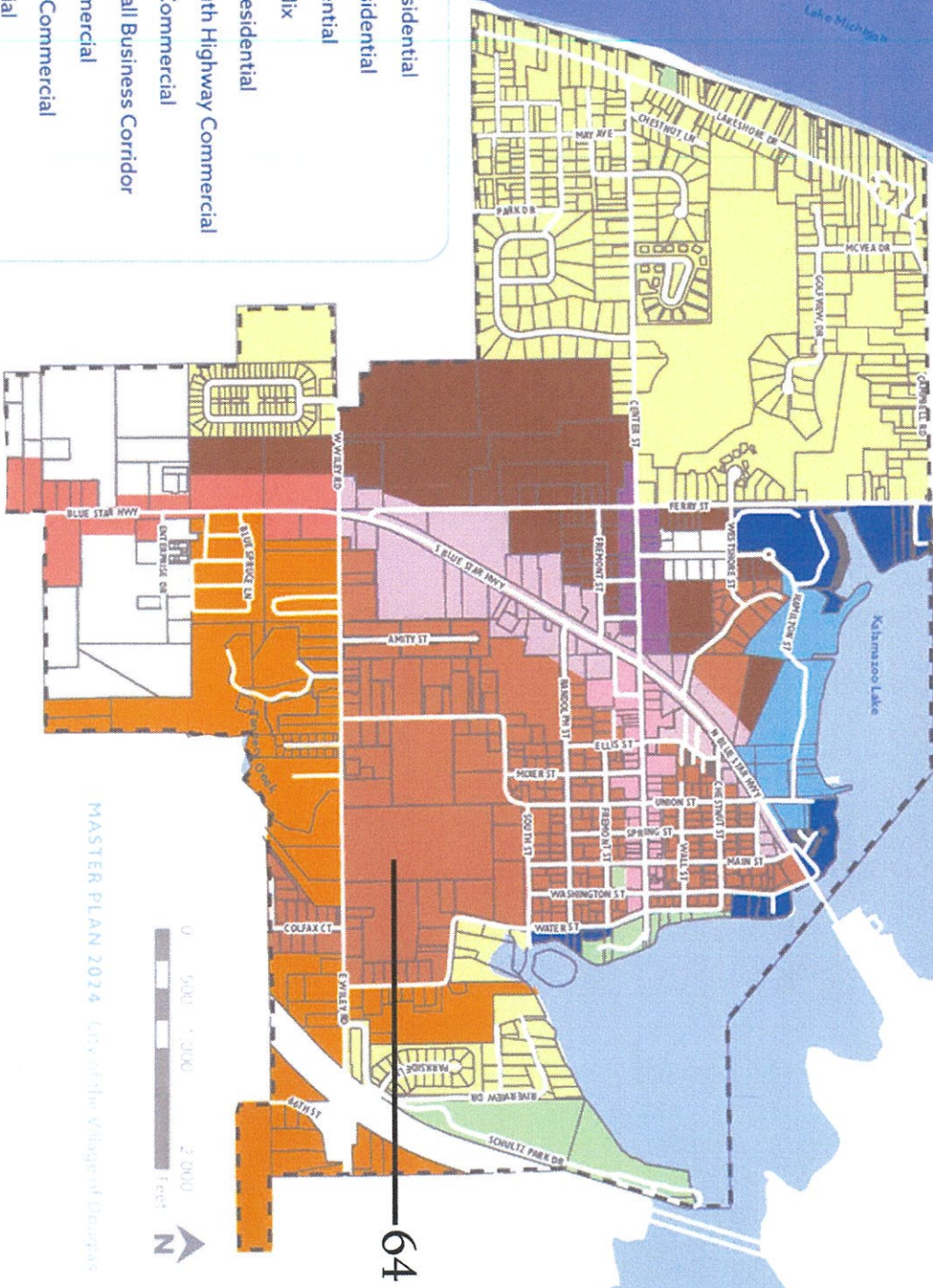
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MAP 13: 2024 FUTURE LAND USE

EXHIBIT 1

Future Land Use

- Suburban Residential
- Compact Residential
- Urban Residential
- Residential Mix
- Waterfront Residential
- Blue Star South Highway Commercial
- City Center Commercial
- Blue Star Small Business Corridor
- Harbor Commercial
- West Center Commercial
- Light Industrial
- Parks/Open Space



64 WILEY

PROPOSED ZONING FOR 64 WILEY

Urban Residential (up to 6 units per acre)

INTENT:

To preserve the existing character of the original Douglas Platteau immediately north and south of Center Street and the City's downtown, as well as the areas between South Street and Wiley Road. This designation will set the design and housing form expectations for undeveloped areas between Wiley Road and South Street, with a continuation of the traditional urban residential character and style. Allowing additional housing forms in these older neighborhoods and undeveloped areas will allow for a broader range of price points and affordability to help address this need in the City.

DESIRED BUILDING TYPES:

- Detached Single-Family Homes
- Missing Middle 2-3-unit Homes
- Retrofit 2-unit Homes
- Accessory Dwelling Units



EXHIBIT 2

- a) The revised Master Plan was adopted in 2025. The new Master Plan calls for Urban Residential in this area. That allows up to 6 units per acre density and detached attached housing types.
- b) Approval of the rezoning would establish an appropriate and limited precedent that properties identified for higher-density or “Urban Residential” use in the Master Plan may be rezoned accordingly when they meet the plan’s intent and are thoughtfully designed. This precedent would reinforce the role of the Master Plan as the City’s guiding policy document and provide predictability in future land use decisions. Conversely, denial of a rezoning that is consistent with the Master Plan could introduce uncertainty and suggest inconsistency between adopted policy and implementation.
- c) Fleis and Vandenbrink conducted a Utility Capacity Analysis, Traffic Analysis, and Topographic Survey. Their due diligence studies indicate that the proposed amendment will not adversely impact the ability of the City or other governmental agencies to provide adequate public services or facilities. The property is in an area where public infrastructure and services are available or can be reasonably extended in a manner consistent with typical development patterns. The scale and nature of development anticipated under the proposed zoning are aligned with planned growth and do not represent an unusual or disproportionate demand on municipal services. Any necessary infrastructure improvements will be addressed through the site plan engineering review process.
- d) The rezoning will not adversely affect environmental conditions or the rights of neighboring property owners. The site contains natural features, including a creek and a ravine, which are intended to be preserved as part of a permanent open space framework. This approach minimizes environmental disturbance, maintains natural drainage patterns, and preserves vegetation and habitat. The proposed development approach emphasizes clustered residential design, allowing for meaningful preservation of open space and natural features while maintaining overall density consistent with the Master Plan. By concentrating development in appropriate areas and protecting sensitive features, the plan results in less overall land disturbance than a conventional development pattern.
- e) Yes
- f) Yes
- g) While the property could technically be developed under its current R1 zoning designation with large-lot single family homes, such development would not represent a reasonable or appropriate economic use when considered in the context of the site’s characteristics and the City’s adopted planning framework. The Master Plan identifies this area for higher-density or “Urban Residential” use and development under existing zoning would be inconsistent with that guidance. Furthermore, a conventional R1 layout would be less responsive to the site’s natural features, likely resulting in greater land disturbance and less efficient use of the land. In contrast, the proposed rezoning enables a clustered residential approach that better aligns with site conditions, preserves environmental features and reflects the city’s long-term planning objectives.