

Revised Project Narrative Statement

Georgetown Township Planned Unit Development Baldwin Street and 36th Avenue

July 11, 2006
Project No. 05134

Section A

The intent of this Planned Unit Development is to create an innovative “Village Center” consisting of a variety of land uses ranging from commercial, office, and residential. With the amount of growth being experienced in this part of Georgetown Township, the design team felt that the proposed uses compliment the developments in the surrounding area. Commercial service uses are planned to be consistent with those permitted in Sections (OS)13.2, (NS)14.2, and (CS)15.2/15.3 of the ordinance. Anticipated uses include general retail, on-premise restaurants, a bank, a C-store/vehicle service station, and medical/professional office.

As the nation experiences significant increases in energy costs, a development of this nature, which caters to the surrounding residential neighborhoods, will begin to reduce drive times, promote walkability and ultimately create efficiencies in energy consumption.

The site plan, with its’ mix of land uses promotes a work, live, and shop environment that creates a “self sufficiency” lifestyle for residents living on site.

The open space and walkway system encourages pedestrians, particularly those who live in the residential neighborhood, to visit each destination on foot.

To provide aesthetic continuity, we are advocating that the architecture of the development share a common theme through the use of similar materials, roof lines, and architectural detailing.

We feel that this mixed use development, with the residential density of the duplex units at 2.9 dwelling units per acre is consistent with the spirit of the masterplan.

Section B

It is our intent to meet or exceed the Qualifying Conditions as stated in Section 22.2 of the Georgetown Township Zoning Ordinance.

It appears that the most prominent condition to be considered is the minimum required area for a mixed use P.U.D., 20 acres. The total area for the site we are masterplanning is 15.1 acres and we would ask that the Township waive the size requirement. We would also ask that the Township waive the setback requirements listed on the Site Plan “Waiver Request Table”.

Section C

The developer is currently working on those documents and is planning on breaking ground in Spring of 2007. It is anticipated that Phase I will consist of the first retail building and (2) duplex units. Thereafter, it is planned to construct at the rate of (1) commercial building per year, until completion in 2011. (Two duplex units will be built for each retail building and office building, and one duplex unit will be built for the bank and c-store).

Section D

The developer will create restrictive covenants for the project, which ensure quality in architectural design, materials, and scale. Also within these legal documents will be restrictions on outside storage of vehicles, screening of trash enclosures, etc. to promote a quality development.

There will be access agreements created for the residential development, as well as the outlots on the east portion of the site.