

ALLEN SPRINGS

PUD Narrative Statement

A. PUD Objectives (Sec. 22.1)

The objective of this PUD is to utilize the flexibility in regulations in order to provide an innovative layout and site design that could not be achieved under the LDR or MDR Zoning regulations. The property is bounded by residential homes, a county drain and an assisted living community which presents a unique opportunity for a creative transitional use. The PUD allows for an existing wooded buffer between the adjacent single family properties and a clustering of the single-family units in order to provide open space green areas.

B. Qualifying Conditions

1. The PUD contains more than 10 acres of contiguous property.
2. The PUD will be served with public sanitary sewer and watermain. The storm water system will be approved by the Ottawa County Drain Commission.
3. The land within the PUD is owned by the applicant.
4. The PUD is substantially consistent with the master plan which calls for residential development at approximately 3 units/acres for LDR and 5 units/ac for MDR.
5. The PUD has provided abundant pedestrian sidewalk and pathways providing access to the open space areas to the sidewalks along the Cottonwood Drive R.O.W.
6. The PUD will provide a coordinated and innovative architectural style.
7. The PUD provides safe and efficient vehicular movements including:
 - curbed private roadways
 - gently curving roadways
 - ample parking in garages, driveways and parking lot
 - landscaped islands
8. The PUD provides greater than 20% of dedicated open space which include the following variety of uses:
 - landscaped areas
 - passive open space
 - walkways
 - gazebo
 - pond area
 - optional pool and playground area

The open space will be permanently set aside through the recorded master deed provisions.

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- The PUD is proposed to be constructed in a single phase with the site construction beginning in the Summer of 2007. The single family independent units will proceed as market demands and the intermediate care building construction will begin in the Fall of 2007 and will be constructed in two phases identified on the site plan.
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- The PUD will be developed as a condominium for the single family independent units and the intermediate care building will remain under single ownership.