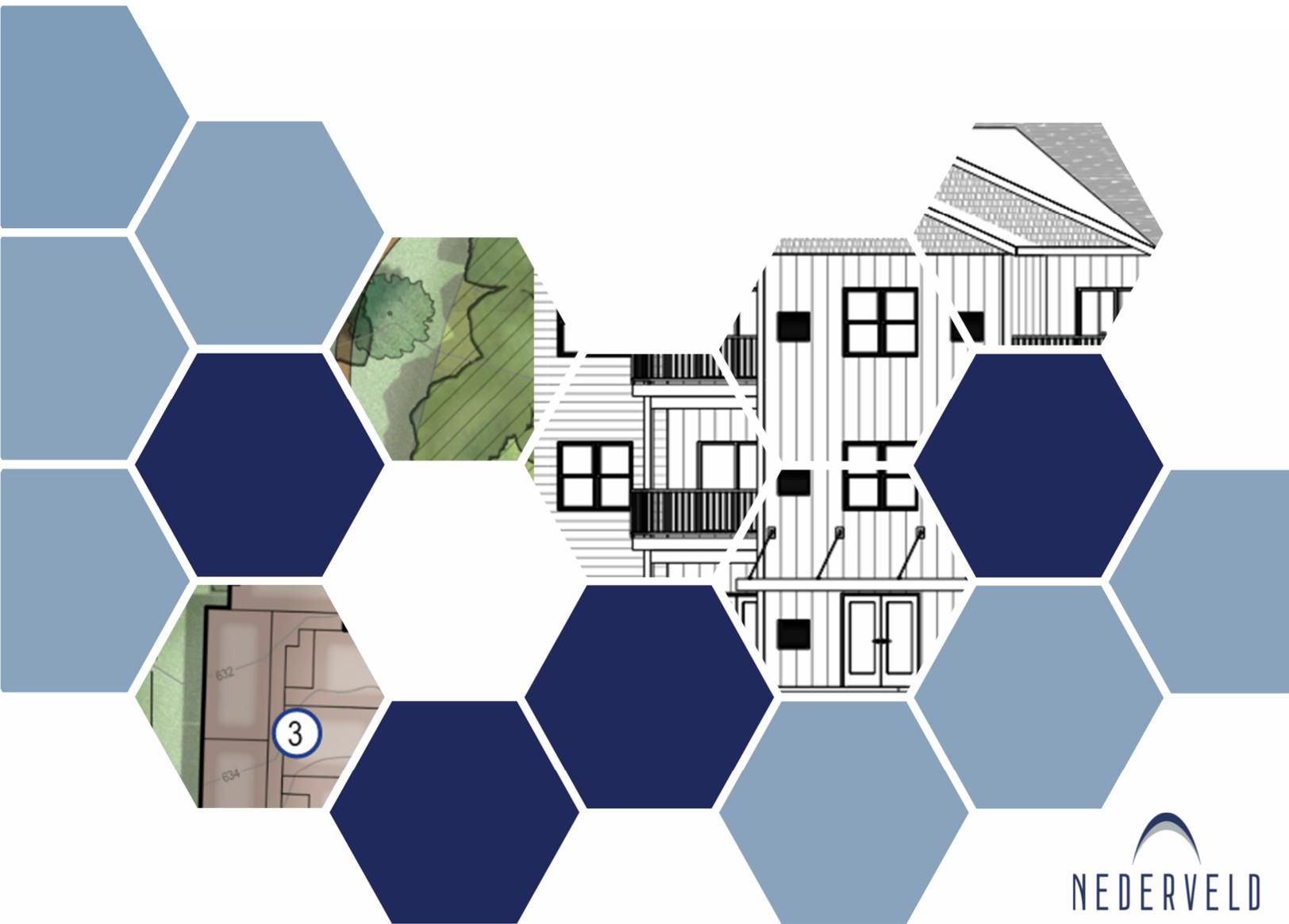


Fairway Corners 3

Georgetown Township, Michigan



PROJECT NARRATIVE

Revised Narrative 9.30.25

Rubicon, LLC, is requesting approval for Final Planned Unit Development (PUD) for 44th 8th Ave. PUD, a mixed use PUD with residential, commercial and office uses, on 12.11 acres, on parcels of land described as P.P. # 70-14-25-100-051 and #70-14-25-100-052, located at 6124 and 6110 8th Ave., Georgetown Township, Ottawa County, Michigan. The proposal includes 27 apartment units and 2 commercial buildings. The apartment units are a mix of a 3-story multi-family building (16 units) and 2-story townhome buildings (11 units). The parcels are currently zoned LDR and the area is designaged as LDR on the Future Land Use Map. However, specific language in the Master Plan addresses future possible development in this area, stating that higher density and commercial uses would be allowed with specific conditions.

It should also be noted that designs have been revised based on initial discussions with the department of Energy, Great Lakes and Environment (EGLE). These revised designs are intended to comply with EGLE wetland impact requirements while also accommodating stormwater detention requirements from the Ottawa County Water Resources Commissioner.

- The revised density calculation is 2.23 units/ac for the residential portion of the PUD (27 units/9.89ac).
- The building designs have been modified to be 2 units of townhomes and one 16 (or possibly 18) unit multi-family building.
- As discussed at the pre-application conference, as well as within the review, that garages are highly recommended for each apartment unit within the development. The revised concept provided within this submittal now reflects garages for each unit. The townhomes have a single-stall garage integrated into the floorplan of the unit. The multi-family structure is intended to have garage parking on the main floor to accommodate each apartment unit.
- Architectural images have been provided for the townhome style units within this submittal. Architectural images for the multi-family building and commercial building are not yet available, but it is understood that the Master Plan recommends that an overall design theme with common coordinating architectural elements and color scheme be implemented within PUDs.
- Note that the ownership group of the Bricks site is the same as the applicant for this property. Therefore, any easement necessary for sanitary sewer can be easily obtained.
- A Traffic Impact Study has been provided within this submittal. Within the Findings and Recommendations section of the study, it is noted that “the proposed development will not result in any significant operational impacts to the adjacent road network”.
- The review required the applicant to correspond with Ottawa County Road Commission for their initial review of site access. On January 15, 2025 the applicant’s engineering representative met with Jerry Kuiper at the OCRC Grand Haven office to review the site. The response was generally favorable, with a few requested adjustments. Those adjustments are reflected in the site plan included within this packet and communication with Mr. Kuiper is included in this packet as well.
- As discussed during the pre-application conference, Chapter 24 of the Zoning Ordinance notes that the required setbacks along 8th Avenue, from 44th St to Jackson, are to be measured from a point 60 feet from the centerline of the street. With a 40 foot setback in the LDR zone district, that equates to a total of 100 feet from centerline of the road. This dimension is shown on the site plan. Note that the drive aisle is located within that 100 feet, but per Chapter 24 (K) this is an allowable condition.
- On 44th street, the same 100 foot setback applies. The previously shown parking spaces have been removed from within this setback area
- Open space calculations are provided on the concept plan. This open space contains a walking path which is intended for the use and enjoyment of all residents within the development.
- For the non-residential parking areas, a 25’ greenbelt where the side yard abuts residential property is shown on the site plan set as well.

This proposed project site has unique features, including the existence of wetlands, which require the need for innovation in land use and design. It is the intent of the applicant to develop this land in the most efficient and economic way, while providing variety in use, design, and type of structures. The applicant has honored the intent of the ordinance of preserving and enhancing open space within the site. The flexibility of

the PUD is necessary in order to achieve these objectives. Note that the Master Plan states that the SE corner of 44th and 8th is best used for “low intense commercial” use, which the proposed development is consistent with.

This proposed plan also satisfies the Qualifying Conditions noted in Sec. 22.2 of the Ordinance. While the staff report will provide specific details on this, a few items to specifically address:

- The site, while less than the required 20 acres for a mixed-use PUD, substantially provides for the intent of the PUD, therefore approval of lesser acreage is requested.
- The applicant will be providing sanitary sewer, via the Bricks site, across and down 8th Avenue.
- Note that a traffic study, in support of the proposed development, has been provided within this submittal.
- The open space requirement of the PUD, at 20% is quite large, but a creative solution of the walking path through the wetlands area is provided within this plan.

This project is proposed to be completed within one phase and no proposed deed restrictions are contemplated.

The applicant is requesting a follow up pre-application conference to discuss these revisions to the plan. The applicant believes that these revisions create an improved plan, which results in a higher quality of development than would be possible using conventional zoning standards. Thank you for your consideration of this Final PUD submittal and we look forward to working with you on this project.