

PERMIT NUMBER: REZ1902

APPLICATION FOR REZONING

Georgetown Charter Township
1515 Baldwin St, P.O. Box 769
Jenison, MI 49429
616-457-2340

revised: January 26, 2009

APPLICANT INFORMATION

COMPANY NAME: TJA Architecture, PLC PHONE: 616-453-6050

APPLICANT NAME: Tim Allspach

ADDRESS: 4055 Bulrush Dr. NW CITY / STATE / ZIP: Grand Rapids, MI 49534

PROPERTY INFORMATION

COMPANY NAME: BBG LAND COMPANY NORTH LLC PHONE: 616-895-6678

OWNER / AGENT NAME: Brian Gardner TITLE: Owner

ADDRESS: 10265 42ND AVE CITY / STATE / ZIP: ALLENDALE, MI 49401

PARCEL NUMBER: 70-10-31-200-031 ZONING DISTRICT: Neighborhood Commercial NS

LEGAL DESCRIPTION: PART OF NW 1/4 OF NE 1/4 COM 290 FT W OF NE COR, TH S 0D 07M 22S E 345 FT, W 235.68 FT, N 0D 10M 10S W 345 FT TO N SEC LI TH E 235.96 FT ALG SD LI TO BEG. SEC 31 T7N R13W

PROJECT INFORMATION

PROPOSED USE: HDR High Density Residential Dormitory Student Housing

STATE THE REASONS WHY THE CURRENT ZONING OF THIS PROPERTY SHOULD BE CHANGED AND HOW THIS REQUEST MEETS THE STANDARDS FOR REZONING LISTED ON THE ATTACHED SHEET:

The current Commercial Zoning does NOT meet the needs of the Grand Valley State University Students as Brian's Books has closed and all commercial businesses have relocated to the commercial districts along the west side of 48TH Avenue. This now the new go to commercial corridor for students. The vacant Land is surrounded by high density residential and feel that the proposed concept of small individual sleeping units w/ common dining, cooking and living areas will fill a growing need in student housing for GVSU.

APPLICANT SIGNATURE

IT IS THE APPLICANT'S RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE IN ALL RESPECTS AND TO PROVIDE THE NECESSARY INFORMATION TO THE TOWNSHIP FOR APPROVAL. COPIES OF THE ORDINANCE MAY BE OBTAINED FROM THE GEORGETOWN TOWNSHIP WEBSITE AT WWW.GEORGETOWN-MI.GOV. BY SIGNING I ACKNOWLEDGE THERE ARE NO REFUNDS FOR ANY REASON.

APPLICANT SIGNATURE:  DATE: 2-16-2019

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DATE OF PREAPPLICATION MEETING: DATE OF PLANNING COMMISSION MEETING:

DATE OF TOWNSHIP BOARD MEETING: DATE NOTICE PUBLISHED: DATE PROPERTY NOTICES WERE SENT:

THE FOLLOWING STANDARDS WILL BE CONSIDERED BY THE PLANNING COMMISSION AND TOWNSHIP BOARD IN THEIR REVIEW OF THE REZONING REQUEST.

1. **CONSISTENCY:** IS THE PROPOSED ZONING AND ALL OF ITS PERMITTED USES CONSISTENT WITH THE RECOMMENDATIONS OF THE TOWNSHIP LAND USE PLAN? **No per Map, but surrounded by HDR Residential.**
2. **COMPATIBILITY:** IS THE PROPOSED DISTRICT AND ALL OF ITS ALLOWED USES COMPATIBLE WITH THE SURROUNDING AREA? **Yes. It is adjacent to existing HDR Zoning Districts and Fraternity House**
3. **CAPABILITY:** IS THE PROPERTY CAPABLE OF BEING USED FOR A USE PERMITTED WITHIN THE EXISTING ZONING DISTRICT? **No. Demographics have proven that Commercial Uses in this area are not viable.**
4. **OTHER CONSIDERATIONS:** WILL THE REZONING REQUIRE AN INORDINATE REPENDITURE OF PUBLIC FUNDS (ROAD IMPROVEMENTS, UTILITY EXTENSION, ETC.) TO MAKE THE DEVELOPMENT FEASIBLE?
No. All existing infrastructure is adequate to service the new use. We will be bringing in a new fire protection line to sprinkler the new uses per building codes.
5. **WILL THE REZONING CAUSE DEVELOPMENT TO "LEAP FROG" OTHER UNDEVELOPED AREAS IN THE SAME ZONING DISTRICT AND NECESSITATE PREMATURE EXTENSIONS OF SERVICES TO RURAL AREAS OF THE TOWNSHIP?**
No. This proposed use is surrounded by HDR Zoning on three sides
6. **IS THERE SUFFICIENT VACANT LAND ALREADY ZONED IN A SPECIFIC CATEGORY (E.G., INDUSTRIAL, MULTI-FAMILY, COMMERCIAL)?** **No. The vacant land is NOT available for HDR development because there is not sufficient sewer and water infrastructure. This current location has all services and is sufficient to support this proposed project based on meetings with Allendale T**
7. **IS THE REZONING MORE LIKELY TO BE GRANTED IF CONDITIONS COULD BE ATTACHED (NOTE: REZONINGS CANNOT BE CONDITIONAL)?** **Yes.**