

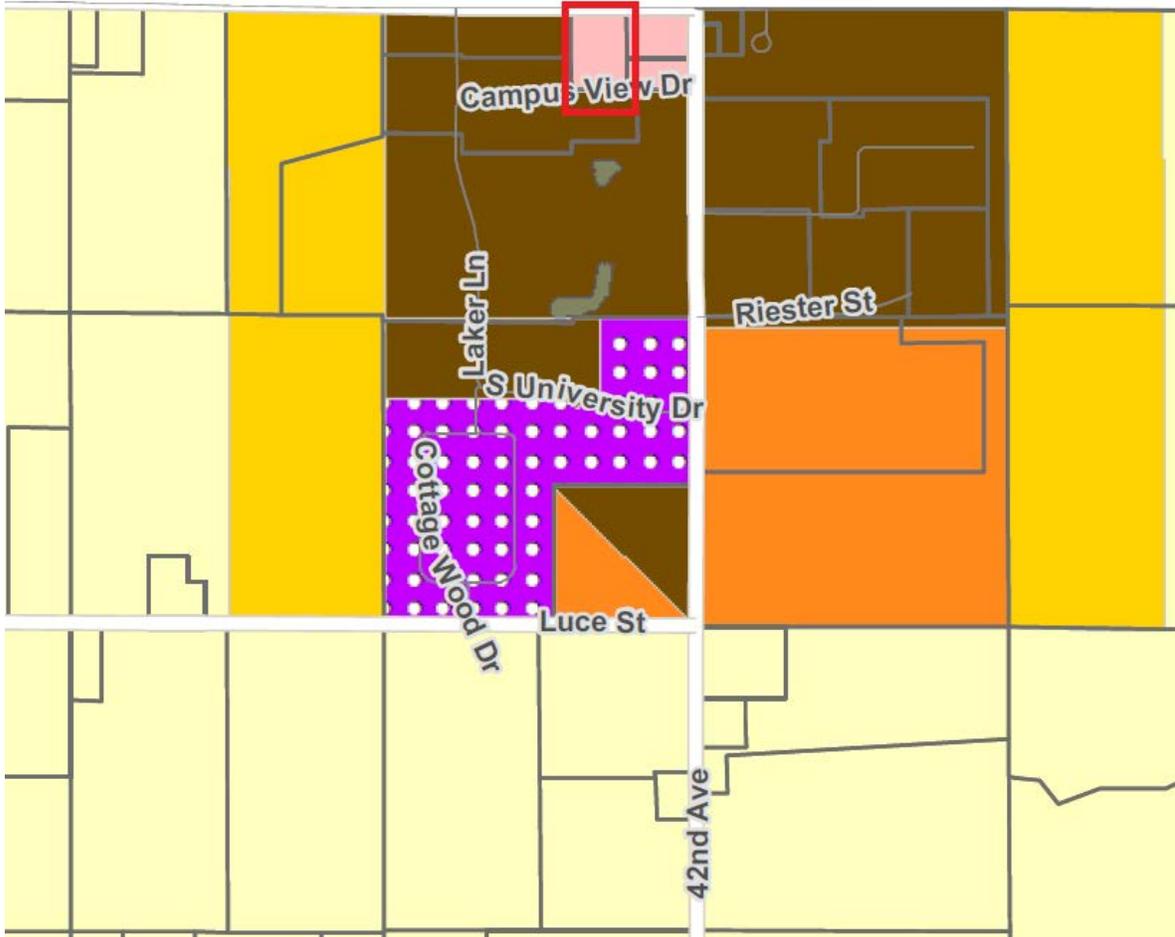
REQUEST

(REZ1902) Ordinance 2019-03 To change from (NS) Neighborhood Service Commercial to (HDR) High Density Residential a parcel of land described as P.P. # 70-10-31-200-031, located at 4282 Pierce St., Georgetown Township, Ottawa County, Michigan.

The reason for the request to rezone the parcels from NS to HDR is because the applicant would like to use the existing building that was previously used for retail sales for Brian’s Books as a student dormitory.



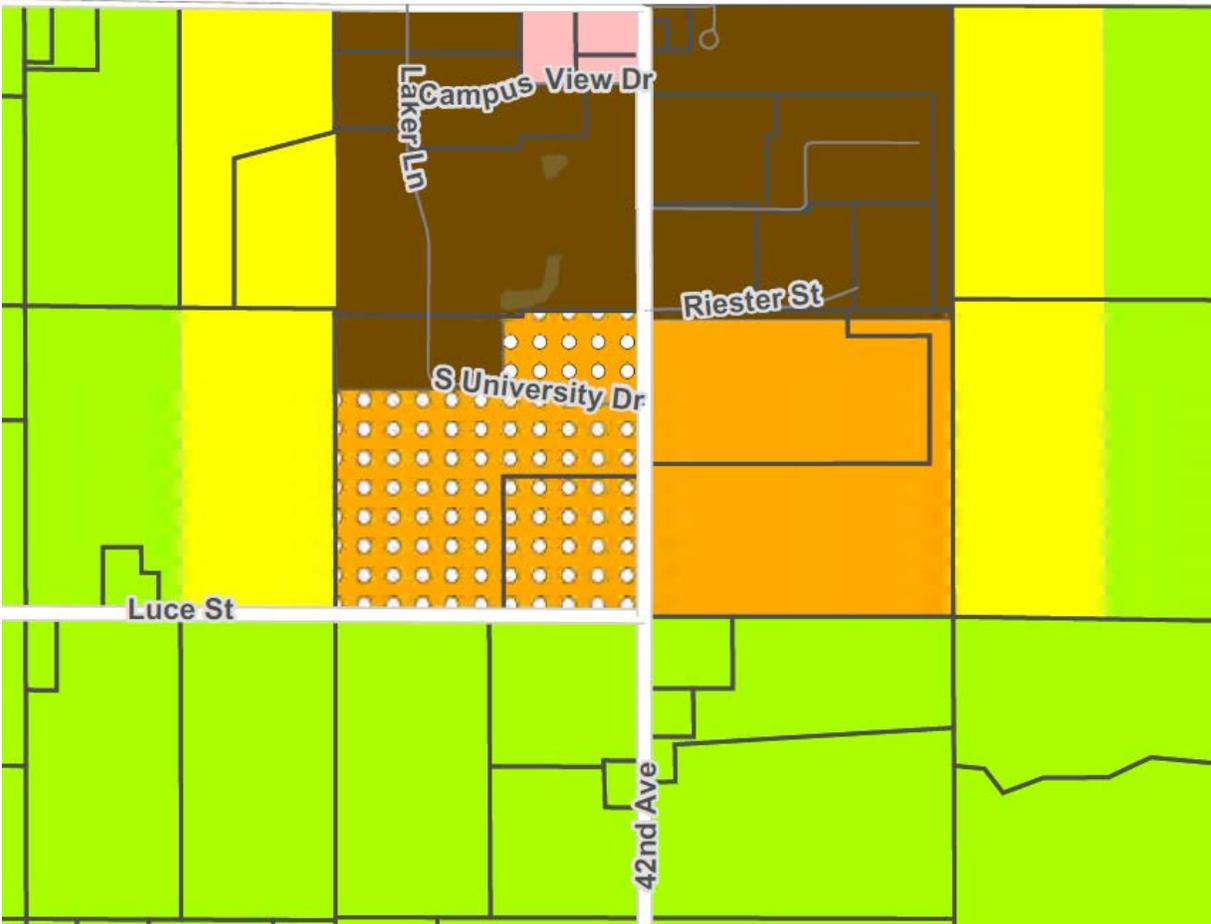
ZONING MAP AND LEGEND. The site is surrounded (except to the east) by HDR. GVSU owns the property to the north.



Legend

Parcel	High Density (HDR)
Water Bodies	MHP, Mobile (MHP)
Zoning	OS A, Office (OS)
Standardized Code, Zoning Class and Code	RR A, Agricultural (AG)
Neighborhood (NS)	SFR A, Low Density (LD)
Community (CS)	SFR B, Low Medium (LMR)
Highway Service Commercial HS	SMR A, Medium (MDR)
Rural Residential (RR)	SMR B, Medium High (MHR)
Industrial (I)	Planned Unit Development (PUD)

FUTURE LAND USE MAP AND LEGEND. The Future Land Use Map designates the surrounding area as HDR.



Legend	
	Water Bodies
	Parcel
Future Land Use Code, Land Use Value	
	Ag, Agriculture
	CC, Community Commercial
	HC, Highway Commercial
	HDR, High Density Residential
	I, Industrial
	LDR, Low Density Residential
	MDR, Medium Density Residential
	NC, Neighborhood Commercial
	OS, Office Service
	PSP, Public Semi Public
	PUD Com, PUD Commercial
	PUD Mix, PUD Mix Use
	PUD Res, PUD Residential
	REC, Recrational Open Space

MASTER PLAN TEXT.

Page 30 of the Master Plan states:

LAND USE GOALS AND POLICIES

Based on consideration of the land use issues, the following goals and policies were established to guide the development of the Land Use Plan:

Goal

To achieve and maintain a mix of residential opportunities served by distinct neighborhood commercial nodes and identified industrial concentrations that provide quality living environments, convenient access to commercial goods and services, and some employment.

- With a majority of the residential uses being single family homes;
- **With a limited amount of HDR uses located by Grand Valley State University, preferably developed as PUDs,** and also by the east end of Baldwin because the need has substantially been met in other areas of the Township;
- With a limited amount of community commercial areas to service residents; and
- To prepare and protect options for alternate means of mass transit.

Page 32 of the Master Plan states:

Residential Land Use Policies:

New residential development should occur contiguous to existing developed areas to ensure efficient utilization of existing utility lines, or the developer would be responsible to bring the utilities to the location.

The Township should provide opportunities for a variety of living environments for differing preferences in housing styles and prices, however **limiting more HDR dwelling units to areas around Grand Valley State University** or possibly the east end of Baldwin because the need has been substantially met in other areas of the Township.

Higher density residential uses should be placed in proximity to major roads, possible future mass transit and commercial services to lessen impacts on the road system in the Township and lessen driving distances

Page 35 of the Master Plan states:

Based on the issues, goals and policies presented, and on consideration of potential future population growth in the Township, a map titled “Georgetown Township Future Land Use Map” dated November 23, 2015, depicting the desired future development pattern in the Township was prepared and may be viewed at the Georgetown Township Office or online. **It is noted that lines separating land use categories are NOT to be considered to be defined lines and the lines are not necessarily parcel specific.**

Being adjacent to HDR zoning, this property then could be considered to be designated as HDR since the lines are not supposed to be defined lines and are not supposed to be parcel-specific.

REVIEW STANDARDS

Rezoning goes with the land, not the property owner or use. Therefore, once a parcel is zoned to a particular classification, the zoning is permanent unless changed by a subsequent rezoning action. Zoning cannot be conditional and a parcel cannot be rezoned for one specific use. Any use permitted within the zoning district is permitted on the property, provided the other applicable regulations of the Zoning Ordinance (lot sizes, setbacks, etc.) are met.

The following standards are used for consideration 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?

Yes.

2. **Compatibility:** Is the proposed district and all of its allowed uses compatible with the surrounding area?

Yes. The site is mostly surrounded by HDR and apartments, a fraternity and university owned property.

3. **Capability:** Is the property capable of being used for a use permitted within the existing zoning district?

Yes and the HDR district.

4. **Other considerations:** Will the rezoning require an inordinate expenditure of public funds (road improvements, utility extension, etc.) to make the development feasible?

No.

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.

6. **Is there sufficient vacant land already zoned in a specific category** (e.g., industrial, multi-family, commercial)?

Not necessarily because the developer has indicated a need for housing developments.

7. Is the rezoning more likely to be granted if conditions could be attached (rezonings cannot be conditional)?

No.

SUMMARY

The proposed zoning designation is **determined to be consistent** with the Master plan. The area is **determined to be capable** of sustaining the uses within the HDR district. The uses allowed within the HDR district are **compatible** with the neighboring uses.

OPTION FOR MOTION

If the Planning Commission determines that the property should be rezoned to HDR the following motion is offered.

Motion: To adopt the staff report as finding of facts and to recommend to the Township Board to approve the following resolution because the proposed zoning designation is **consistent** with the Master plan; the area is **capable** of sustaining the uses within the HDR district without addition public funds; and the uses allowed within the HDR district are **compatible** with the neighboring uses.

**Georgetown Charter Township
Ottawa County, Michigan
(Ordinance No. 2019-03)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on _____, 2019, beginning at 7:00 p.m., Township Board Member _____ made a motion to adopt this Ordinance because the proposed zoning designation is **consistent** with the Master plan and the Future Land Use Map for the area; the area is **capable** of sustaining the uses within the HDR district without addition public funds; the uses allowed within the HDR district are **compatible** with the neighboring uses, as recommended by the Planning Commission, and to adopt the staff report as finding of fact, which motion was seconded by Township Board Member _____:

**AN AMENDMENT TO THE GEORGETOWN CHARTER TOWNSHIP
ZONING ORDINANCE, AS AMENDED, AND MAP**

THE CHARTER TOWNSHIP OF GEORGETOWN (the "Township") ORDAINS:

ARTICLE 1. The map of the Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to read as follows:

(REZ1902) Ordinance 2019-03 To change from (NS) Neighborhood Service Commercial to (HDR) High Density Residential a parcel of land described as P.P. # 70-10-31-200-031, located at 4282 Pierce St., Georgetown Township, Ottawa County, Michigan.

Except as expressly modified by the above, the balance of the Zoning Map of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

ARTICLE 2. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance.

ARTICLE 3. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, and map shall remain unchanged and in full force and effect.

ARTICLE 4. Effective Date. The provisions of this Ordinance shall take effect upon the expiration of seven (7) days from the date of publication of this Ordinance or a summary of its provisions in accordance with the law.

The vote in favor of adopting this Ordinance was as follows:

Yeas:

Nays:

Absent:

MOTION CARRIED UNANIMOUSLY AND ORDINANCE DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance adopted by Georgetown Charter Township Board at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

Dated: _____, 2019

By _____
Richard VanderKlok
Georgetown Charter Township Clerk