



**ADA TOWNSHIP PLANNING COMMISSION  
THURSDAY, NOVEMBER 21, 2019 MEETING, 7:00 PM  
TOWNSHIP OFFICES, 7330 THORNAPPLE RIVER DR.  
ADA, MICHIGAN**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF AGENDA**
- IV. APPROVAL OF MINUTES OF THE OCTOBER 17, 2019 MEETING**
- V. PUBLIC HEARINGS**
  1. Request for a Special Use Permit to allow Personal Care Service Operations (Day Spa and Salon and Fitness Center) in the (PO) Professional Office Zoning District, Parcel No. 41-15-31-326-045 and 41-15-31-326-039, 1035 and 1037 Spaulding Ave. SE, Ken Dixon of Dixon Architecture on behalf of 1035 Spaulding, LLC
- VI. UNFINISHED BUSINESS**
- VII. NEW BUSINESS**
  1. Site Plan Review for an 18,950 sq. ft., 2-story building comprising of a day spa and salon, a fitness studio, and a single business office, located in the (PO) Professional Office district, Parcel Nos. 41-15-31-326-045 and 41-15-31-326-039, 1035 and 1037 Spaulding Ave. SE, Ken Dixon of Dixon Architecture on behalf of 1035 Spaulding, LLC
  2. Request to rezone parcel from (R-3) Medium Density Single-Family Residential, to (V-R) Village Residential, Parcel No. 41-15-34-402-008, 7699 Fase St. SE, Chuck Hoyt on behalf of TPR 7699 Fast Street, LLC
- VIII. COMMISSION MEMBER / STAFF REPORTS**
- IX. PUBLIC COMMENT**
- X. ADJOURNMENT**

**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE OCTOBER 17, 2019 WORK SESSION**

A meeting of the Ada Township Planning Commission was held on Thursday, October 17, 2019, at 6:00 p.m. at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

**I. Call to Order / Roll Call**

Chairperson called the meeting to order at 6:08 p.m.

Present: Burton, Butterfield, Carter, Jacobs (arrived at 6:23 p.m.), Leisman

Absent: Easter, Heglund

Staff Present: Ferro, Bajdek, Winczewski

Public Present: 13 Members

**II. Informal Pre-Application Conference, 96 Multifamily Residential Units On 9.64 Acre Site, 7590 East Fulton St., Parcel No. 41-15-34-127-003, Orion Real Estate Solutions**

Mike Lubbers, Director of Design at Ghafari, presented architectural images of the proposed residential buildings to the Commission. Four buildings, totaling 96 units, are being proposed; two of them will be 3-stories and two of them will be 4-stories. The 3-story buildings will have a row-home aesthetic feel and the 4-story buildings will have an urban character. Mr. Lubbers stated they took the feedback from the last meeting and have reduced the number of parking spaces to 164. They are now proposing 39 detached parking spaces (carport spaces), 42 attached parking spaces (ground level of the residential units), and the remaining 83 will be surface parking (open parking lot).

Chairperson Leisman asked for Planner Ferro's feedback. Ferro stated he likes the variety of materials proposed on the outside of the buildings to give them a townhome appearance as well as the roofline variations. Ferro stated he thinks it's important that the ends of the buildings which face Fulton do not look like stairwells.

Butterfield asked how the stairwells will be illuminated at night, concerned that it will be obvious that they are stairwells. Mr. Lubbers stated the stairwells will look like a modern farmhouse, very similar to Nonna's café. Butterfield stated she likes the look of the apartments and feels that they look more like townhomes than apartments. She likes the parking on the ground level beneath the units. She also likes the use of wood on the balconies.

Leisman expressed concern for the number of stories being proposed. Mike Maier, Orion Real Estate Solutions, stated that consideration should be made on the location of this project. These apartments will be an endcap to the Village. Market studies have come back indicating a need for more density and this is one of the last sites to be able to do so.

Burton asked about the sizes of the apartments. Mr. Maier stated there will be four, 3-bedroom units on the ground floor and the remainder will be 1 and 2-bedroom units.

Leisman stated he likes the proposed parking underneath the units. Having the parking somewhat hidden is one justification for the higher buildings.

Carter stated that the carports facing the retailers should not look like carports. Mr. Meier agreed.

Leisman asked if there's a way to break up the 4-story buildings so it looks a little more like townhouses. Ferro suggested generating renderings from a driver's perspective on Fulton or use flying balloons so we

can see what the height will be. Ferro stated we should keep in mind that the 4-story buildings are almost 300 feet from Fulton and the 3-story buildings will be in front of them.

Carter stated he has no issues with the 4-story buildings but feels the stairwell ends of the buildings need improvement.

Jacobs stated she's not crazy about the white but she does like the changes made to surface parking and carports. She prefers the architecture of the 4-story buildings vs. the 3-story buildings. Carter and Leisman agreed.

### **III. Public Comment**

Noelle DiVozzo of 7115 Bronson St., stated she thinks these apartments look like a little bit of Kentwood is being sent down in Ada. She feels they do not have a Village feel to them; they look stark. She would like to see 2-stories and more detailing. Ms. DiVozzo stated the master plan calls for houses and she feels having houses there would be a huge improvement.

### **IX. Adjournment** – Meeting adjourned at 7:00 p.m.

Respectfully submitted,

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Jacqueline Smith, Ada Township Clerk

**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE OCTOBER 17, 2019 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, October 17 2019, 7:00 p.m. at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

**I. CALL TO ORDER**

**II. ROLL CALL**

Present: Burton, Butterfield, Carter, Jacobs, Leisman

Absent: Easter, Heglund

Staff Present: Ferro, Bajdek, Winczewski

Public Present: 10 Members

**III. APPROVAL OF AGENDA**

Moved by Jacobs, supported by Carter, to approve the agenda as written. Motion passed unanimously.

**IV. APPROVAL OF MINUTES OF THE SEPTEMBER 19, 2019 MEETING**

Leisman stated the sentence on page 2 which states “Leisman stated there is not an issue with density...” should be “Leisman stated density is not the primary issue...”

Moved by Jacobs, supported by Carter, to approve the minutes of the September 19, 2019 meeting with the noted correction. Motion passed unanimously.

**V. PUBLIC HEARINGS**

**A proposed amendment to Chapter 78, Article XX-A, Planned Village Mixed-Use Overlay (PVM) zoning district, of the Ada Township Code of Ordinances:**

- 1. Revise Table XX-A.2- Dimensional Standards for Lot Types, in Sec. 78-476 to increase the minimum lot width standard for the “Village House” lot type from forty (40) feet to forty-five (45) feet.**

Ferro summarized an overview of the proposed amendment as presented in the Commissioner’s meeting packets. Ferro stated the proposed increase in minimum lot width for a “Village House Lot” from 40 to 45 feet eliminates the potential for redevelopment of 2 adjoining 66 foot-wide platted lots into 3 home sites.

Chairperson Leisman opened the Public Hearing at 7:11 p.m.

Joel Harner, owner of 4 properties on Bronson St. SE, stated he has a strong interest in the Village. Mr. Harner stated he has a lot which is 132 feet wide and he is putting 3 homes on it. He requests the minimum lot width be 44 feet. He doesn’t believe you can do 40 feet wide anywhere in the village. He doesn’t feel that having 3 homes on a 132 foot-wide lot is going to impact the ascetics within the Village.

Noelle DiVozzo, 7115 Bronson St. SE, stated that she thinks this amendment is a terrific idea. Ms. DiVozzo expressed appreciation for preserving the lower density, yards, and green space within the Village.

Being that there were no additional comments, the Public Hearing closed at 7:14 p.m.

Moved by Carter, supported by Jacobs, to recommend to the Township Board an amendment to the minimum lot width standard from 40 feet to 45 feet for “Village House Lots” in the PVM district.

Motion passed unanimously.

**VI. UNFINISHED BUSINESS – None**

**VII. NEW BUSINESS**

**1. Final PUD, Construction of a 9,416 sq. ft. office/warehouse building (which includes a walkout lower level and two (2) potential/future mezzanine levels at 748 sq. ft. each) and parking, 6310 E. Fulton St., Unit #2 of Fulton Woods Corporate Park, Parcel No. 41-15-29-444-002, Scott Gregory (property owned by Maryland Development Company)**

Don DeGroot of Exxel Engineering, and Scott Gregory of Scott Gregory Designer Homes Presented. Mr. DeGroot stated there are 4 buildings presently at Fulton Woods Corporate Park and what is being proposed will be the 5<sup>th</sup> building. The building will be around 8,000 sq. ft. Mr. DeGroot stated that due to recent discussions related to load-bearing issues, the potential future mezzanines will not be a part of the plan. Mr. Gregory confirmed that the mezzanines will not be built.

Bajdek summarized the proposed project as outlined in his staff memo to the Planning Commission. Bajdek stated the proposed building (Unit 2 / Building B) is located towards the southwest corner of the property; north of the stormwater detention area that is located in a pre-existing wetland area. The building is intended to be constructed with the same Preliminary PUD approval footprint (44' x 90') and style. The applicant is proposing a 90-degree rotation to allow for better access to the lower walkout level of the building. The applicant is proposing 20 additional off-street parking spaces (net gain) in close proximity to the building, as well as retaining walls.

Bajdek stated the first phase of development included an extension of public water and sewer mains into the property from Fulton Street. The new building will be connected to public utilities. Water service will be extended from the existing main, while sanitary sewer is planned to be connected to a lateral constructed during the initial phase of the development to service the subject unit/site (*Unit 2*) in the future.

Bajdek stated an overall stormwater management plan was approved as part of the Preliminary PUD Plan approval. A stormwater detention area is located in a pre-existing wetland area near the southwest corner of the subject property and mainly south of the proposed building. This wetland area extends onto the adjoining property to the west (*Ada Valley Gourmet Foods*).

Bajdek stated King & MacGregor Environmental, Inc. has made application to the Michigan Department of Environment, Great Lakes and Energy (*EGLE*), on behalf of the applicant, for issuance of a wetland permit for the proposed project; the permit originally issued has expired.

Bajdek stated the parking requirements have been met.

Bajdek stated the light fixtures do not meet the requirement of being “full-cutoff” fixtures. The site plan indicates 3 existing light poles that are intended to remain along with 2 additional light poles being erected. Bajdek stated 2 additional canopy trees should be installed prior to the issuance of a building permit.

Bajdek stated the landscape plan indicates perennial plantings along the west wall of the building, as well as natural grass/vegetation along the southern and western perimeters of the parking area. One parking lot canopy tree is shown near the northeast corner of the building; however, it has been determined that two additional canopy trees should be installed as well; one near the southeast corner of the building, and one within the northwestern parking lot island bump-out.

Bajdek stated approval of the PUD Plan is recommended, subject to the conditions listed in the staff memo. Leisman noted that the conditions need to reflect that the mezzanine is no longer in the future plans.

Jacobs moved, Carter supported, to approve the Final PUD Plan subject to the following 8 conditions:

1. The Final PUD Plan shall consist of a 7,920 sq. ft. building (*which includes a walkout lower level*) and site improvements as shown on the plans titled “Unit 2 – Fulton Woods Corporate Park Condominium” (civil drawings) dated September 9, 2019 and “New Building” (architectural and landscape drawings) dated September 19, 2019, except as modified in accordance with these conditions of approval.
2. The Final PUD Plan shall be subject to all conditions of approval contained in the Preliminary PUD approval resolution of March 8, 2004.
3. Any pole and/or exterior building mounted light fixtures shall qualify as “full-cutoff” control of light emission, subject to approval of the Planning Department. Fixture specifications shall be submitted for approval, prior to building permit issuance.
4. A revised landscape plan shall be submitted indicating two (2) additional canopy trees, prior to issuance of a building permit, subject to approval of the Planning Department.
5. The issuance of a wetland permit, for the subject project, from the Michigan Department of Environment, Great Lakes and Energy (EGLE), prior to building permit issuance.
6. The condominium document shall be modified, as necessary, to accommodate the 90-degree rotation of the subject unit (*Unit 2*)/building (*Bldg. D*) of Fulton Woods Corporate Park, subject to Planning Department approval.
7. An address assignment/signoff from the Kent County Road Commission of 6310 E Fulton St. for the subject unit (*Unit 2*)/building (*Bldg. D*) of Fulton Woods Corporate Park and all construction plan sheets updated accordingly with the proper address, prior to building permit issuance.
8. Arrangements for billing and payment of water and sewer connection fees shall be subject to approval of the Utilities Director.

Motion passed unanimously.

**2. Site Plan Review, Land Division Creating 6 lots from 3 existing lots, 1161, 1167 and 1191 Buttrick Ave SE, Parcel #'s 41-15-34-376-019,020 and 021, Valentino Designs (property owned by Timothy and Diane Pratt)**

Michael Valentino, applicant and Ada resident, presented the proposal. Mr. Valentino stated that of the 6 proposed lots, they would be developing 4 of them and Timothy and Diane Pratt would retain 2 of the lots which currently have residences on them. Mr. Valentino reviewed the utility plan and private road plan. Mr. Valentino commented on the recommendations stated in the staff memo. He requested that the requirement to have the private road and driveway access be completed before the issuance of building permits be changed to say before the issuance of occupancy permits. They are waiting for sewer main installation and would prefer not to install the road before that takes place. Also requested, was a 10-year grace period to hook up to city water for lots A and C if/when city water becomes available. Mr. Valentino stated that Mr. and Mrs. Pratt recently installed two new wells.

Bajdek summarized his staff memo as presented in the Commissioner's packets. Bajdek stated the applicant is proposing a land division, creating 6 lots from 3 existing lots. All parcels will be exceeding the 15,000 sq. ft. lot size and 100-foot lot width minimums for the R-3 Medium Density Single-Family residential zoning district.

Bajdek stated 1161 Buttrick Ave, the location of proposed parcels 'C' & 'D', currently has a dwelling and 4 accessory buildings. The dwelling will remain on parcel 'C', while all of the accessory buildings are planned to be demolished.

Bajdek stated 1167 Buttrick Ave, the location of proposed parcels 'B' & 'E', currently has an outbuilding without a primary structure (nonconforming use) and will be demolished once the private road is completed.

Bajdek stated 1191 Buttrick Ave, the location of proposed parcels 'A' & 'F', currently has a single-family dwelling on the proposed parcel 'A' which will remain. It does not meet the required 10-foot minimum side yard setback from the unchanged south property line.

Bajdek stated the Township's land division regulations include several standards that must be met with any land division. All standards in this proposed land division are met. Bajdek stated in regards to standard #4 as outlined in the Commissioner's staff memo, all lots shall have legal access to a public street and shall have the capability of being provided with safe vehicular access to a public road, including driveway sight distance sufficient to avoid public hazard. Bajdek stated the applicant has been in contact with the Kent County Road Commission regarding the private road entrance requirements from Buttrick Avenue. Subject to any Kent County Road Commission requirements being complied with, this standard is met.

Bajdek stated the properties are planned to be serviced by public sanitary sewer and private onsite wells.

Sanitary sewer will be provided to the properties by a new sanitary line beneath the planned private road. The new sewer main will be extended from the existing public sanitary sewer under Buttrick Avenue.

The site is in the Township's master-planned public utility service area, connecting the site to public water is not required by the Township at this time. However, if and when public water becomes available, the Township will require the subject properties to connect to it, through a recorded agreement as recommended in the conditions of approval.

Bajdek stated the lots and private road layout conform to all applicable zoning regulations and approval of the land division is recommended, subject to the conditions as outlined in the staff memo.

Staff and Commission discussed the recommendations. It was moved by Carter, supported by Burton, to approve the land division plan as recommended, subject to the following 8 conditions:

1. A Township Private Road Permit application, complying with Kent County Road Commission driveway access requirements, shall be submitted and issued, prior to the recording of the land division.
2. Required private road and driveway access improvements shall be completed prior to issuance of occupancy permits on Lots B, D, E, and F.
3. Township and Michigan EGLE permits for extension of the public sewer main shall be issued prior to installation of the sewer main.
4. The sanitary sewer extension shall be completed and accepted by the Township, or a financial guarantee for its completion in a form and amount acceptable to the Township Utility Director shall be provided, prior to issuance of any building permits.
5. The demolition of all existing accessory buildings within 30 days of the private road being completed.
6. A stormwater permit application shall be submitted and a permit issued by the Township, in compliance with the stormwater ordinance, prior to the construction of any site improvements.
7. A written agreement between the applicant/developer and the Township under which the applicant/developer agrees 1) to connect to public water service if and when it becomes available to the property, 2) to vote yes on any special assessment district in connection with public water service to the property, and 3) pay all fees related to connection. This agreement must be in recordable form and recorded with the Kent County Register of Deeds prior to issuance of the first occupancy permit, and binding on future owners of the property.
8. Sole driveway access for Parcel 'B' shall not be from the private road.

**VIII. COMMISSION MEMBER/STAFF REPORTS** - None

**IX. PUBLIC COMMENT** - None

**X. ADJOURNMENT** - Meeting adjourned at 7:53 p.m.

Respectfully submitted,

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Jacqueline Smith, Ada Township Clerk





## MEMORANDUM

Date: 11/14/19

**TO:** Ada Township Planning Commission  
**FROM:** Brent M. Bajdek, Planner/Zoning Administrator  
**RE:** November 21, 2019 Agenda Item – 1035 & 1037 Spaulding Ave. SE  
(*Public Hearings – Item #1*)

**Request for a Special Use Permit to allow Personal Care Service Operations (Day Spa and Salon and Fitness Center) in the (PO) Professional Office Zoning District, Parcel No. 41-15-31-326-045 and 41-15-31-326-039, 1035 and 1037 Spaulding Ave. SE, Ken Dixon of Dixon Architecture on behalf of 1035 Spaulding, LLC**

### Overview of Request:

Construction of a 18,950 sq. ft. 2-story building is proposed for the subject site; it will replace the former Crown Jewel Spa and Salon building that will be demolished as part of the subject project. The building has been designed to accommodate three (3) tenants:

- a day spa and salon on the south half of the first floor;
- a fitness studio/center on the north half of the first floor; and
- a single business office on the entire second floor.

### Review and Approval Process:

Personal care services, which includes day spas, hair salons, and fitness centers, are permitted in the PO Professional Office zoning district, with approval of a special use permit by the Planning Commission, which must comply with the general special use permit standards of the Zoning Ordinance, as listed below. Although *day spa and salon uses* were previously established on the property, the continued and expanded personal care services (*day spa, hair salon, and fitness studio/center*) planned for the proposed building require the approval of a special use permit by the Planning Commission for such uses.

*Please note that there are no special use permit standards specific to day spas, hair salons and fitness centers.*

### **Special Use Permit Standards (*general standards*)**

- 1) The special use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.
- 2) The special use shall not change the essential character of the surrounding area.
- 3) The special use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare.
- 4) The special use shall not place demands on public services and facilities in excess of capacity.

***There are no characteristics of the proposed use that would conflict with these standards.***

### Parking Adequacy:

Onsite parking requirements will be satisfied, based on the associated site plan submittal for the subject project.

### Recommendation:

Approval of the special use permit is recommended, subject to the approval of a site plan for the subject property/project.



## APPLICATION FOR APPROVAL OF SPECIAL USE

An application for a special use must be heard before the Ada Township Planning Commission. **Regular meetings of the Planning Commission are held on the third Thursday of each month at 7:00 p.m. at Ada Township Hall.** After receipt of the application and payment of the fee, your request will be placed on the next Planning Commission meeting agenda for the purpose of scheduling a public hearing. The hearing will be scheduled for the next month's Planning Commission meeting for consideration, with all legal notifications being met.

**A non-refundable filing fee made payable to Ada Township must accompany this application:**

**For a residential accessory building or Type 2 home occupation permit: \$200.00**  
**For all other special use applications: \$300.00**

**Please note that a \$1,000 escrow deposit may be required, at the discretion of Township officials and staff.**

### Applicant Information:

Name: Ken Dixon on behalf of 1035 Spaulding, LLC

Address: Dixon Architecture, PO Box 404, Ada, MI 49301

Phone Number: (616) 682-4570 Email: ken@dixonarch.com

**Property Owner Name and Address (if different than above):** \_\_\_\_\_  
#500  
1035 Spaulding, LLC | 126 Ottawa Avenue NW, Grand Rapids, MI 49503

### Property Information:

Property Address: 1035 Spaulding Avenue SE and 1037 Spaulding Avenue SE (properties to be combined)

Parcel Number: 41-15-31-326-045 And 41-15-31-326-039

Zone District Classification: 'PO' Professional Office

Proposed Use and/or Changes to the Property: Historically, this property has served as a day spa and salon.

The proposed building shall maintain the day spa and salon use, but also include a fitness studio and business office.

**In support of this application, the following items are required:**

- (a) A complete to-scale site plan that complies with Sec. 78-492 (2)(b) and Sec. 78-524 of the Zoning Ordinance.
- (b) A written statement addressing the extent to which the proposed use complies with the standards set forth in Sec. 78-493 of the Zoning Ordinance.

I (we), the undersigned, do hereby make application to the Ada Township Planning Commission for a Special Land Use and also hereby grant permission to Ada Township and its officials and staff to enter upon the subject property for purposes of review and evaluation of this request.

Applicant's Signature(s): Ken Df Date: 10/28/19

Signature of Property Owner(s): Sn Valey Date: \_\_\_\_\_  
(If different than above)

**TO BE COMPLETED BY ADA TOWNSHIP**

Application Received:	<u>10/29/19</u>	Initial:	<u>ED</u>						
	mm / dd / yy								
App. Fee of \$	<u>300<sup>00</sup></u>	Received:	<u>10/29/19</u>	Initial:	<u>ED</u>	Check #	<u>1507</u>	Receipt #	<u>281820</u>
			mm / dd / yy						
Escrow Deposit of \$	_____	Received:	_____	Initial:	_____	Check #	_____		
			mm / dd / yy						

Updated 04/22/19



523 ada drive se, suite 200 po box 404 ada, mi 49301  
p. (616) 682-4570 www.dixonarch.com

October 29, 2019

Mr. James Ferro, Planning Director  
Mr. Brent Bajdek, Zoning Administrator  
Ada Township  
7330 Thornapple River Drive SE  
Ada, Michigan 49301

Re: 1035 Spaulding Mixed-Use Building - **Special Use Submittal**  
1035 Spaulding Avenue SE  
Ada, Michigan  
PPN: 41-15-31-326-045, 41-15-31-326-039

Dear Mr. Ferro and Mr. Bajdek:

On October 24, 2019, Site Plan Review drawings were submitted to the Township for a proposed two-story building at the property address noted above. The subject property is home to the former Crown Jewel Spa and Salon which will be demolished as part of this project. The proposed 18,950 sqft, two-story building will provide space for three tenants: a day spa and salon on the south half of the first floor; a fitness studio on the north half of the first floor, and a single business office will occupy the entire second floor.

The site is located in the "PO" Professional Office District. The proposed office use is permitted by the Township zoning ordinance (Section 78-312.1). However, the personal care services (hair salon, nail salon, fitness center and day spa) is permitted when authorized by the Planning Commission as a special use. The building owner is therefore making this official request to the Planning Commission to allow the continued use of the personal care uses at the site.

As stated in the Ada Township Zoning Ordinance, Section 78-493, the Planning Commission shall review the particular circumstances of the special use under consideration and shall approve a special use only upon finding of compliance with each of the follow standards:

*(1) The special use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.*

The proposed building design and construction-type is consistent with the character of the adjacent buildings and shall be in compliance with Ada Township Zoning Ordinance. The

proposed parking layout and function is also consistent with the adjacent properties and surrounding area.

*(2) The special use shall not change the essential character of the surrounding area.*

Historically, the Crown Jewel Spa and Salon operated at the subject property for 14-1/2 years and closed in early 2019. The proposed spa and salon operations will be very similar to the previous activities at the site. The expected hours of operation will be similar to the former Crown Jewel: Monday-Saturday from 8am to 8pm; and Sunday closed.

The proposed fitness studio will serve as private use for the second floor business office and will have low visitor occupancy. The fitness studio is not intended to be open to the public. Lastly, the proposed business office will be of similar use found in the surrounding PO district. Hours of operation will be from 8am to 5pm.

*(3) The special use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke fumes or glare.*

Aside from a small outdoor patio on the west/rear of the building, all of the building's functions will occur within the building. The special use does not involve any large trucks or vehicles; only typical office and salon deliveries (e.g., light truck and commercial carrier) and the occasional refuse removal trucks are expected for the site. Furthermore, there are no operations proposed that generate excessive traffic, noise, smokes, fumes or glare.

*(4) The special use shall not place demands on public services and facilities in excess of capacity.*

The special use of personal care involves several restrooms and showers, but nothing significant that would involve excessive water usage or generation of overly large volumes of sewerage. Again, the primary uses proposed have historically existed at the site (spa and salon) or is a permitted use (business office).

Thank you for your time with this matter. We are excited to present this project to the Planning Commission on Thursday, November 21.

Sincerely,  
Ken Dixon, Architect  
Dixon Architecture

Cc: Dan Clemo, 1035 Spaulding, LLC



# MEMORANDUM

Date: 11/14/19

**TO:** Ada Township Planning Commission  
**FROM:** Brent M. Bajdek, Planner/Zoning Administrator  
**RE:** November 21, 2019 Agenda Item – 1035 & 1037 Spaulding Ave. SE  
(*New Business – Item #1*)

**Site Plan Review for an 18,950 sq. ft., 2-story building comprising of a day spa and salon, a fitness studio, and a single business office, located in the (PO) Professional Office district, Parcel Nos. 41-15-31-326-045 and 41-15-31-326-039, 1035 and 1037 Spaulding Ave. SE, Ken Dixon of Dixon Architecture on behalf of 1035 Spaulding, LLC**

### Overview of Request:

Construction of a 18,950 sq. ft. 2-story building is planned for the subject 1.64-acre site, which is located on the west side of Spaulding Avenue just north of the intersection with Cascade Road. The proposed building will replace the former Crown Jewel Spa and Salon building that will be demolished as part of the subject project. The building has been designed to accommodate three (3) tenants:

- a day spa and salon on the south half of the first floor;
- a fitness studio/center on the north half of the first floor; and
- a single business office on the entire second floor.

*It should be noted that the two (2) separate parcels will be combined as part of the subject project.*

### Conformance with PO Professional Office Zoning District Dimensional Standards:

The basic site regulations include:

	<b>District Standard</b>	<b>Proposed</b>
Maximum building height:	30 ft.	35 ft. - <i>variance needed</i>
Minimum front setback:	75 ft.	91.4 ft.
Minimum side setback:	25 ft.	81.9 ft. - south 82 ft. - north
Minimum rear setback:	40 ft.	40 ft.
Minimum lot area:	15,000 sq. ft.	62,825 sq. ft.
Minimum lot width:	100 ft.	260 ft.

The proposed project conforms to all of the dimensional standards of the PO Professional Office zoning district, *except for the maximum building height of 30 feet.* The building is planned to be constructed with a 20' x 30' clerestory roof monitor at the center of the roof which causes it to exceed the maximum permitted building height of 30 feet. Per the applicant, the clerestory roof monitor will serve two (2)

purposes:

- to allow natural daylight to enter in the center of the building that would otherwise be an artificially illuminated windowless area; and
- daylight harvesting solutions use the natural light to offset the amount of electric lighting needed to properly light a space.

*Please note that the applicant has stated that a variance request will be submitted for the proposed building height shortly.*

*It should also be noted that Personal care services, which includes day spas, hair salons, and fitness centers, are permitted in the PO Professional Office zoning district, with approval of a special use permit by the Planning Commission, which must comply with the general special use permit standards of the Zoning Ordinance. Although day spa and salon uses were previously established on the property, the continued and expanded personal care services (day spa, hair salon, and fitness studio/center) planned for the proposed building require the approval of a special use permit by the Planning Commission for such uses.*

#### Storm Water Management:

The plan indicates new storm sewer, as well as underground stormwater detention near the southern extent of the property. *Please note that the underground stormwater detention area has been enlarged from the initial submittal to address the Township's consulting engineer's comment that it needed to be sized to handle storage for the entire site, not just to accommodate the runoff from the increased impervious area planned for the site as part of the subject project.*

A ten (10) foot drainage easement is located along the western extent of the site; minor grading planned for this area. Any fill placed in the easement may require Kent County Drain Commissioner approval.

#### Utilities:

Water will be provided from the existing water service to the site. Sanitary sewer will be provided from the existing sewer that services the site; no new laterals or lines will be constructed.

#### Vehicle Access, Parking, and Circulation:

Access to the site is planned to be from both Spaulding Avenue and Cascade Road. The existing driveway access from Spaulding Avenue will be utilized, while a new driveway access to the site will be constructed from Cascade Road. The subject site does not currently have direct access to Cascade Road; however, an ingress/egress easement currently exists over the parcel south of it allowing for access from Cascade Road. Due to a grade differential, retaining walls along the drive from Cascade Road will be necessary to make the connection to the site.

A total of 91 off-street parking spaces are proposed to be provided onsite, which matches the required amount. A detailed parking recap, submitted by the applicant, is attached.

#### Landscaping:

A landscape renovation of the site is planned as part of the project. A landscape plan has been submitted that indicates an extensive landscape update of the property. Necessary landscaping buffer zones are provided along the north, west, and south property lines, while the required landscape greenbelt is shown along Spaulding Avenue. Parking lot landscaping requirements have also been indicated and satisfied. Building foundation plantings have also been provided. *Please note that the landscape plan has been*

*revised from the initially submitted plan to indicate required buffer zone plantings along the western edge of the property.*

Site Lighting:

A photometric plan has been provided, which indicates the erection of four (4) pole-mounted exterior lighting fixtures set at the outside perimeter of the parking area for site lighting. Fixture specification have been provided; the pole-mounted lighting fixtures qualify as “full-cutoff” control of light emission. Per the applicant, lighting for the building will primarily be through the use of recessed can lighting in the cantilevered overhangs over the storefront glass area and will be downward focused to prevent glare to adjacent properties.

Recommendation:

Approval of the site plan is recommended, subject to the following conditions:

1. The Site Plan shall consist of a 18,950 sq. ft., 2-story building and site improvements as shown on the plans titled “1035 Spaulding Ave. SE (civil drawings) dated October 23, 2019, “1035 Spaulding Mixed-Use Building” (architectural and photometric drawings) dated October 24, 2019, and “1035 Spaulding Mixed-Use Building (landscape drawing) dated November 13, 2019, except as modified in accordance with these conditions of approval.
2. Approval of the stormwater detention system by the Township’s consulting engineer, including the submittal of a stormwater permit application and a permit issued by the Township, in compliance with the stormwater ordinance, prior to issuance of a building permit and/or construction of any site improvements.
3. A building height variance granted by the Zoning Board Appeals or the plans being modified to eliminate the clerestory roof monitor to satisfy the maximum building height regulation of 30 feet for the PO Professional Office zoning district.
4. Any pole and/or exterior building mounted light fixtures shall qualify as “full-cutoff” control of light emission, subject to approval of the Planning Department. Fixture specifications shall be submitted for approval, prior to building permit issuance.





TOWNSHIP

**SITE PLAN REVIEW APPLICATION**

Applicant: 1035 Spaulding, LLC Telephone No: (616) 682-4570

Contact Name: Ken Dixon, on behalf of Applicant Email: ken@dixonarch.com

Mailing Address:  
Dixon Architecture | PO Box 404 | Ada, MI 49301

Property Owner: Telephone No:  
(if different than applicant)  
1035 Spaulding, LLC | Representative: Dan Clemo (616) 975-5706

Mailing Address:  
126 Ottawa Avenue NW, #500 | Grand Rapids, MI 49503

Permanent Parcel No.(s) of subject property: Zoning District:  
41 15 - 31 - 3 2 6 - 0 4 5, 41 \_\_\_\_\_ PO-Professional Office  
41 15 - 31 - 3 2 6 - 0 3 9, 41 \_\_\_\_\_

Address of subject property:  
1035 Spaulding Avenue SE

Name of Project:  
1035 Spaulding Mixed-Use Building

Type of Project:

<input checked="" type="checkbox"/> Retail, Office, Industrial or other Non-Residential Development	<input type="checkbox"/> Site Condominium
<input type="checkbox"/> Open Space Preservation Development, Preliminary Plan	<input type="checkbox"/> Open Space Preservation Devel. Final Plan
<input type="checkbox"/> Parking area, 10 or fewer spaces (Staff Review)	<input type="checkbox"/> Parking area, 11 or more spaces (Planning Commission Review)

Summary project description:  
Project involves the construction of a 18,950 sqft two-story building. Please see enclosed narrative.

This application must be accompanied by the following:

- (1) All items called for by Article XXII of the Zoning Regulations.
- (2) If the Applicant is not the record property owner, attach written documentation of the owner's consent to this application.

The undersigned hereby grants permission to Ada Township and its officials and staff to enter upon the subject property for purposes of review and evaluation of this request.

Signature of Applicant: Ken Df

Date: 10/24/19

**TO BE COMPLETED BY ADA TOWNSHIP**

Application received: 10/24/19 by: aw  
mm/dd/yy

Application fee of \$ 400<sup>00</sup> received 10/24/19 by EO Check # 1505 Receipt # 281755  
mm/dd/yy

Escrow deposit of \$ 1000<sup>00</sup> received 10/24/19 by EO Check # 1505 Receipt # "  
mm/dd/yy



523 ada drive se, suite 200 po box 404 ada, mi 49301  
p. (616) 682-4570 www.dixonarch.com

October 24, 2019

Mr. James Ferro, Planning Director  
Mr. Brent Bajdek, Zoning Administrator  
Ada Township  
7330 Thornapple River Drive SE  
Ada, Michigan 49301

Re: 1035 Spaulding Mixed-Use Building - **Site Plan Submittal**  
1035 Spaulding Avenue SE  
Ada, Michigan  
PPN: 41-15-31-326-045, 41-15-31-326-039

Dear Mr. Ferro and Mr. Bajdek:

Enclosed you will find four (4) sets of civil, architectural and landscape drawings to share with the Development Review Committee members for a newly proposed two-story building at the site noted above.

The site sits proposed on the west site of Spaulding Avenue SE just north of the intersection with Cascade Road SE. It is the site of the former Crown Jewel Spa which will be demolished as part of this project. The proposed 18,950 sqft, two-story building will provide space for three tenants: a day spa and salon on the south half of the first floor; a fitness studio on the north half of the first floor, and a single business office will occupy the entire second floor.

The site is located in the "PO" Professional Office District. The proposed office use is permitted by the Township zoning ordinance (Section 78-312.1). The personal care services (hair salon, nail salon, fitness center and day spa) is permitted when authorized by the Planning Commission as a special use.

The basic site regulations for the PO District include:

	<b>Regulation</b>	<b>Proposed</b>
Maximum building height:	30 feet	<b>35 feet - variance needed</b>
Minimum front setback:	75 feet	91.4 feet

Minimum side setback:	25 feet	81.9 feet - south 82 feet - north
Minimum rear setback:	40 feet	40 feet
Minimum lot area:	15,000 sqft	62,825 sqft
Minimum lot width:	100 feet	260 feet

Based on the review of these standards, the proposed building meets the requirements for the building setbacks, lot area and width dimension.

However, despite our best efforts, we are requesting a minor variance:

### **Maximum Building Height:**

The majority of the building meets the 30-foot building height regulation, however, a 20' x 30' clerestory roof monitor is proposed at the center of the roof to allow daylight to enter into the building. The clerestory roof monitor serves two purposes:

- 1) To allow natural daylight to enter in the center of the building which would otherwise be an artificially illuminated, windowless area. Natural daylight has been proven to be beneficial for occupant health and well-being.
- 2) Daylight harvesting solutions use the natural light to offset the amount of electric lighting needed to properly light a space.

The proposed asphalt parking area wraps three sides of the building. A total of 91 parking stalls are proposed. While the Ada Township Zoning Ordinance Section 78-788 does not list day spa under the schedule of off-street parking table, the breakdown of anticipated and required parking is as follows:

Day Spa: 6 spa treatment rooms x 2 stalls per room = 12

Beauty Salon: 6 chairs x 3 stalls per chair = 18

Nails: 8 chairs x 2 stalls per chair = 16

Sauna, Steam, Hydrotherapy: 5 rooms x 1 stall per room = 5

Indoor Recreation (fitness): 1 stall per 3 persons posted occupancy (30) = 10

Office, except medical: 9,000 sqft/300 = 30

Minimum number of parking stalls required: 91

The parking area will be accessed by two driveways; the existing driveway from Spaulding Avenue to the east and a new driveway which will be constructed from Cascade Road to the south. An existing easement has already been established to provide ingress/egress through the edge of the southern adjoining property. Due to a grade differential, retaining walls along the drive will be necessary to make the connection.

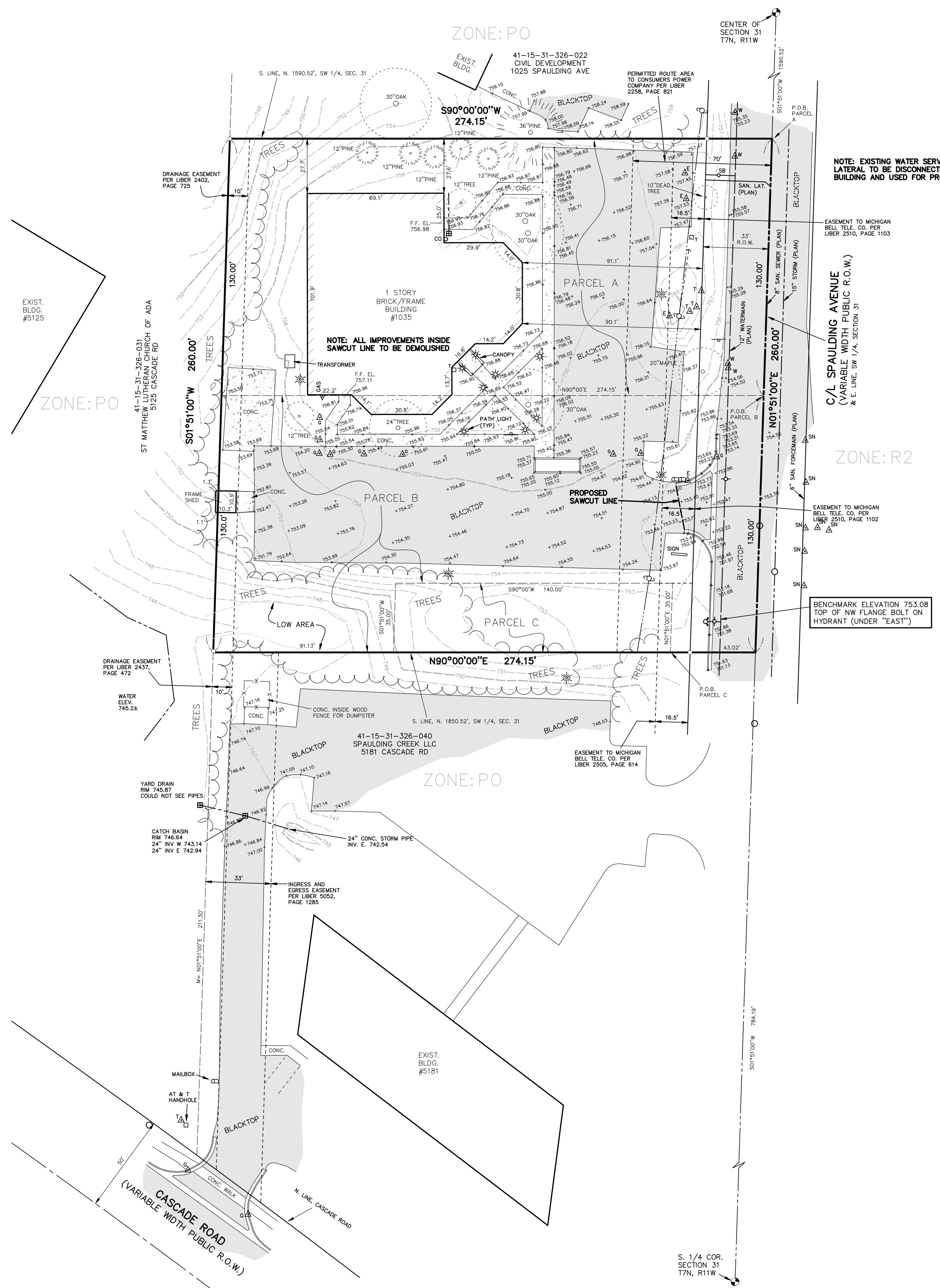
Site lighting will be provided by four light poles set at the outside perimeter of the parking area. These lights will be LED for energy-efficiency and shall be directed to prevent glare to adjacent properties. Lighting for the building will be done primarily using recessed can lighting in the cantilevered overheads over the storefront glass area. These lights will be downward focused lights to prevent glare to adjacent properties.

Landscaping is proposed at the north, east and west property lines. Per the Township ordinance, a 10'-0" wide landscape buffer is required along the west, north and south property lines where the site abuts another PO zone. However, a well established wooded area already exists along the west property line. The drawings therefore only show the required landscape plantings along the north and south property lines. Furthermore, a 20'-0" wide greenbelt is required along the Spaulding Avenue frontage. The drawings show a mix of canopy, ornamental and evergreen trees as well as shrubs to meet the Township ordinance.

Thank you for your time with this matter. We are excited to present this project to the Development to the Planning Commission on Thursday, November 21.

Sincerely,  
Ken Dixon, Architect  
Dixon Architecture

Cc: Dan Clemo, 1035 Spaulding, LLC



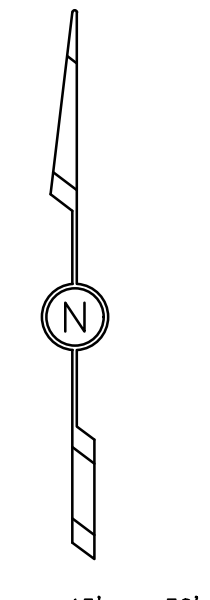
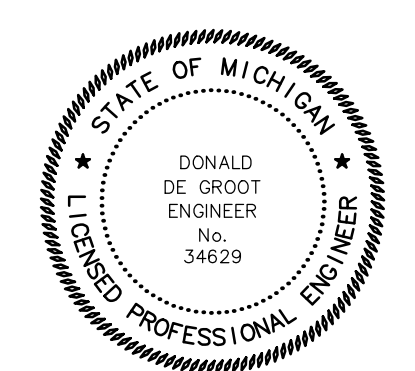
NOTE: EXISTING WATER SERVICE AND SANITARY LATERAL TO BE DISCONNECTED FROM EXISTING BUILDING AND USED FOR PROPOSED BUILDING

NOTE: ALL IMPROVEMENTS INSIDE SAWCUT LINE TO BE DEMOLISHED

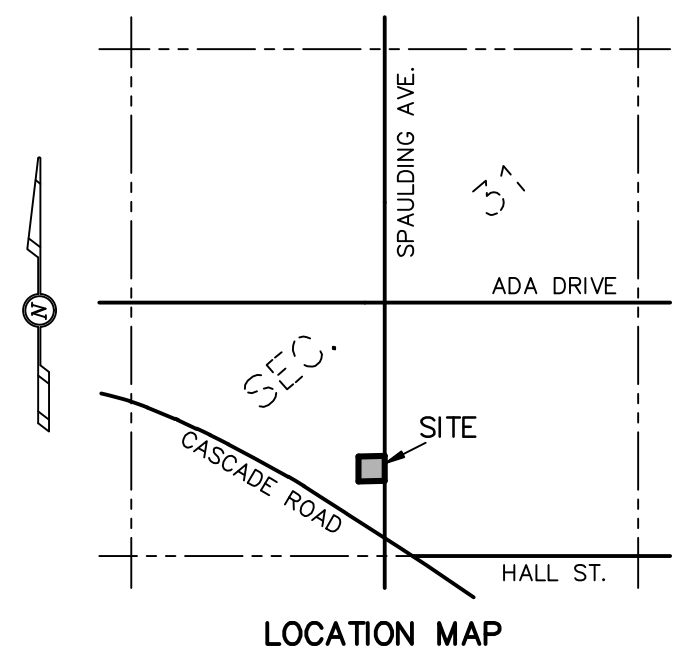
BENCHMARK ELEVATION 753.08 TOP OF NW FLANGE BOLT ON HYDRANT (UNDER "EAST")

**LEGEND**

- = IRON STAKE FOUND
- = IRON STAKE SET
- ⊙ = MONUMENT
- ⊕ = UTILITY POLE & GUY WIRE
- ☼ = LIGHT POLE
- ⊥ = SIGN
- ⊥ = HYDRANT
- ⊕ = WATERMAIN VALVE
- ⊕ = CLEANOUT
- ⊕ = STOP BOX
- ⊕ = CATCH BASIN
- ⊕ = MANHOLE
- ⊕ = MAILBOX
- ⊕ = TELEPHONE BOX
- ⊕ = BURIED GAS LINE MARKER
- ⊕ = BURIED ELECTRIC MARKER
- ⊕ = BURIED TELEPHONE MARKER
- ⊕ = BURIED WATERMAIN MARKER
- ⊕ = BURIED SANITARY MARKER
- = FENCE LINE
- = OVERHEAD WIRES



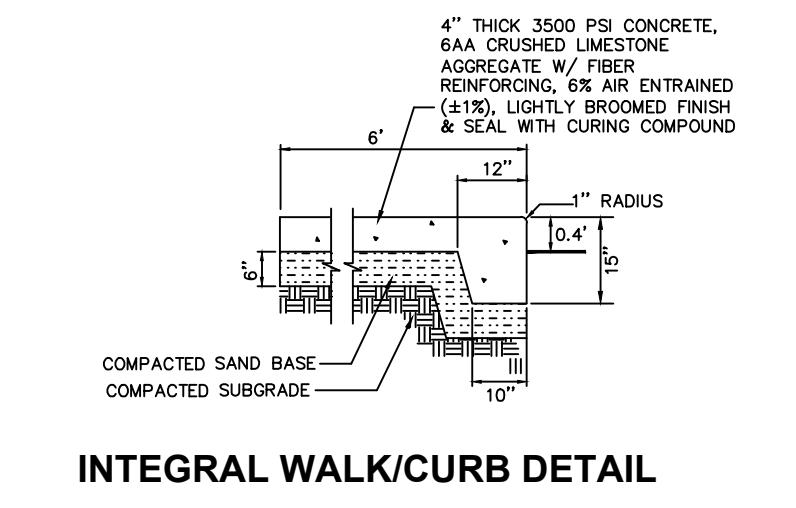
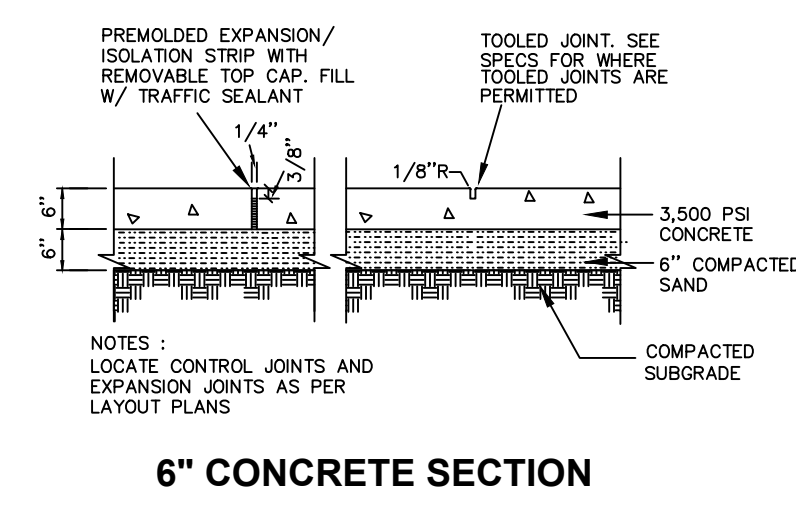
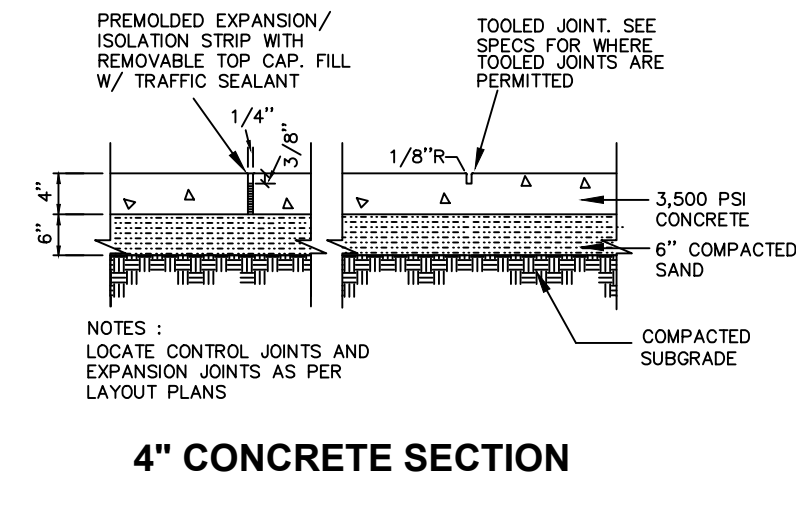
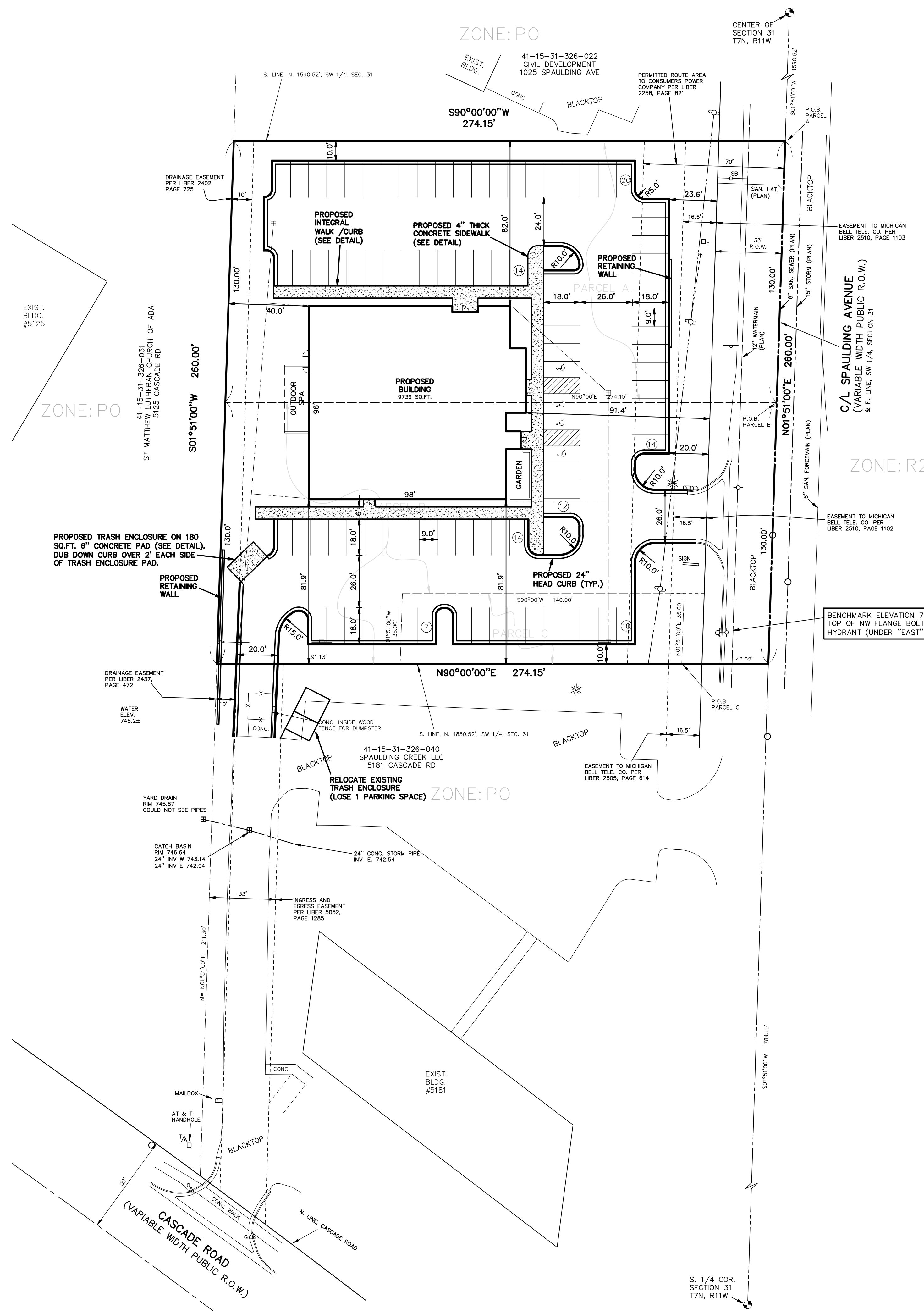
SCALE: 1" = 30'  
1' CONTOUR INTERVAL



**EXISTING CONDITIONS**  
**RE: 1035 SPAULDING AVE. SE**  
**FOR: DIXON ARCHITECTURE**  
**ATTN: KEN DIXON**  
**523 ADA DRIVE SE (STE. 200)**  
**ADA, MI 49301**  
 PART OF THE SW 1/4, SECTION 31, T7N, R10W, ADA TOWNSHIP, KENT COUNTY, MICHIGAN

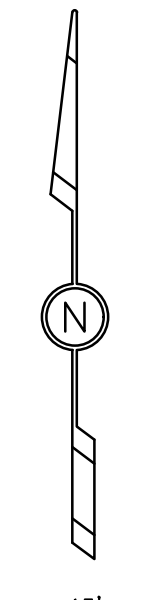
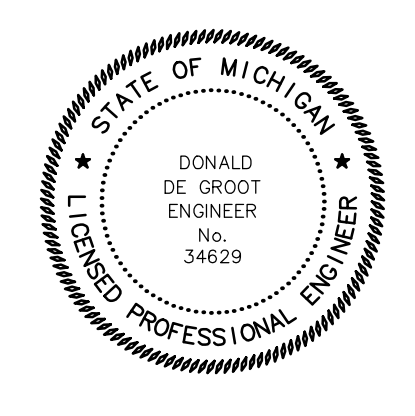
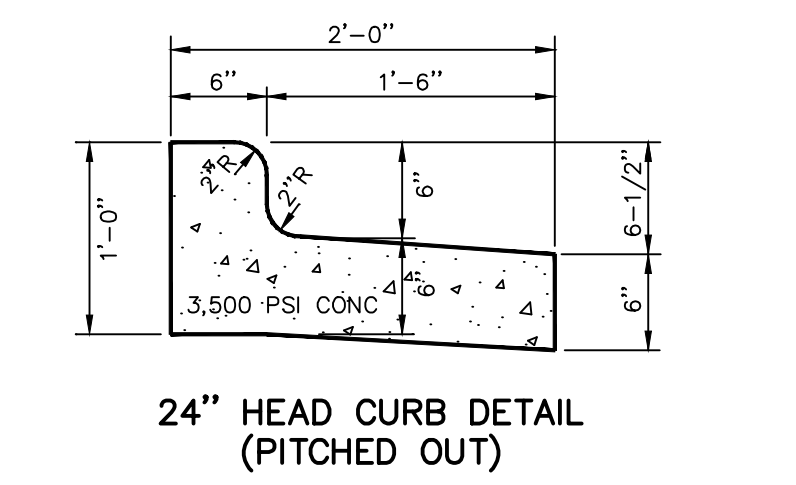
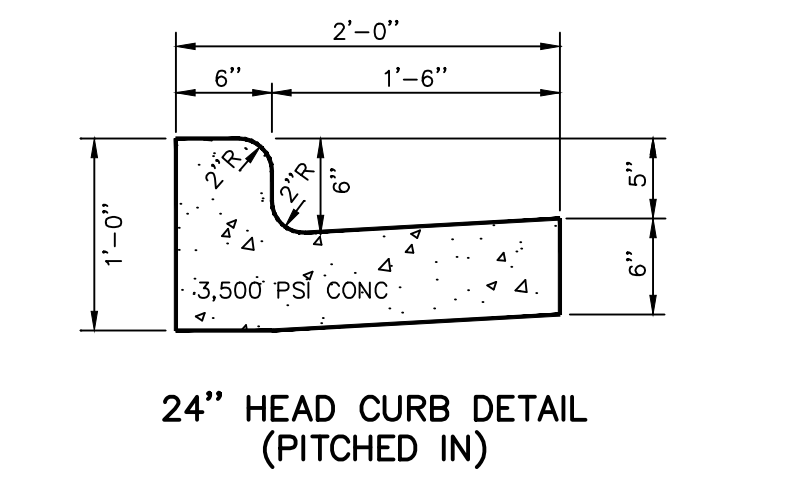
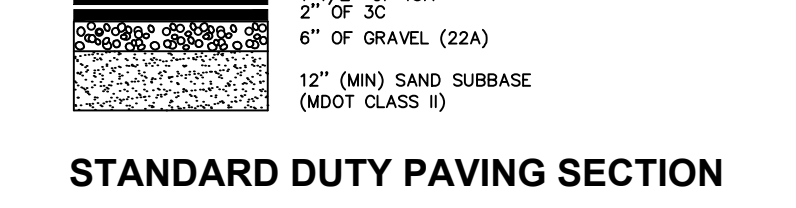
**exxel engineering, inc.**  
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 Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: JDR	PROJ. ENG.: DDG	SHEET 1 of 4
APPROVED BY: DDG	PROJ. SURV.: KJV	
DATE: 10/23/2019	FILE NO.: 191961E	



**BLACKTOP NOTES:**

- ASPHALT BINDER PG58-28 FOR STANDARD DUTY PAVEMENT
- RAP LIMITED TO MDOT TIER 1 (0-17% BY WEIGHT) FOR WEARING COURSE AND MDOT TIER 2 (18-27% BY WEIGHT) FOR LEVELING COURSE
- 13A MIX TO HAVE 60% MINIMUM CRUSHED MATERIAL WITH 3% AIR VOIDS
- ASPHALT TO BE COMPACTED TO 94-97% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY THE RICE METHOD
- A BOND COAT OF SS-1h EMULSION IS REQUIRED BETWEEN ASPHALT LAYERS AT A RATE OF 0.1 GALLONS/SYD



SCALE: 1" = 30'  
1' CONTOUR INTERVAL

- LEGEND**
- ⊕ = UTILITY POLE & GUY WIRE
  - ☼ = LIGHT POLE
  - ⊥ = SIGN
  - ⊕ = HYDRANT
  - ⊕ = WATERMAIN VALVE
  - SB ⊕ = STOP BOX
  - ⊕ = CATCH BASIN
  - ⊕ = MANHOLE
  - ⊕ = MAILBOX
  - ⊕ = TELEPHONE BOX
  - — — = OVERHEAD WIRES

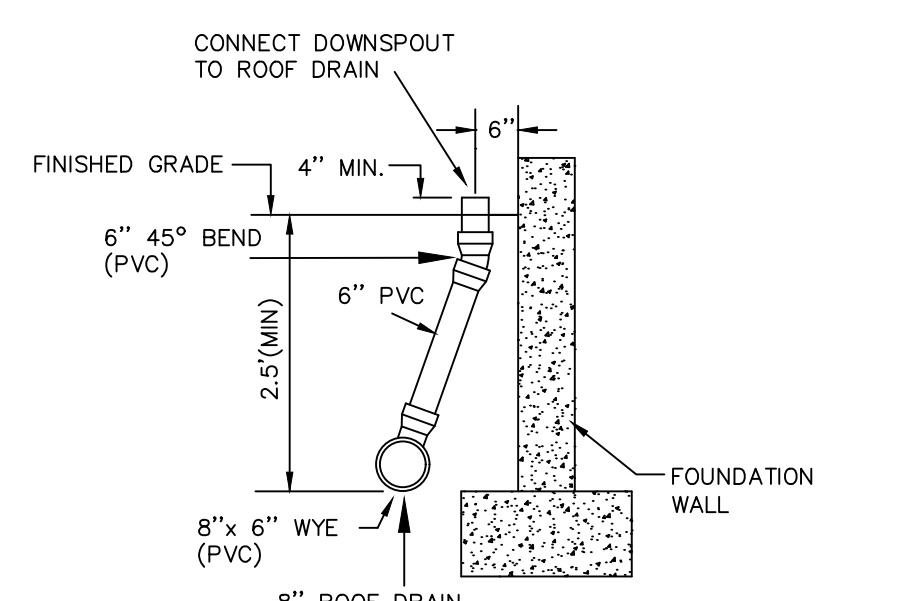
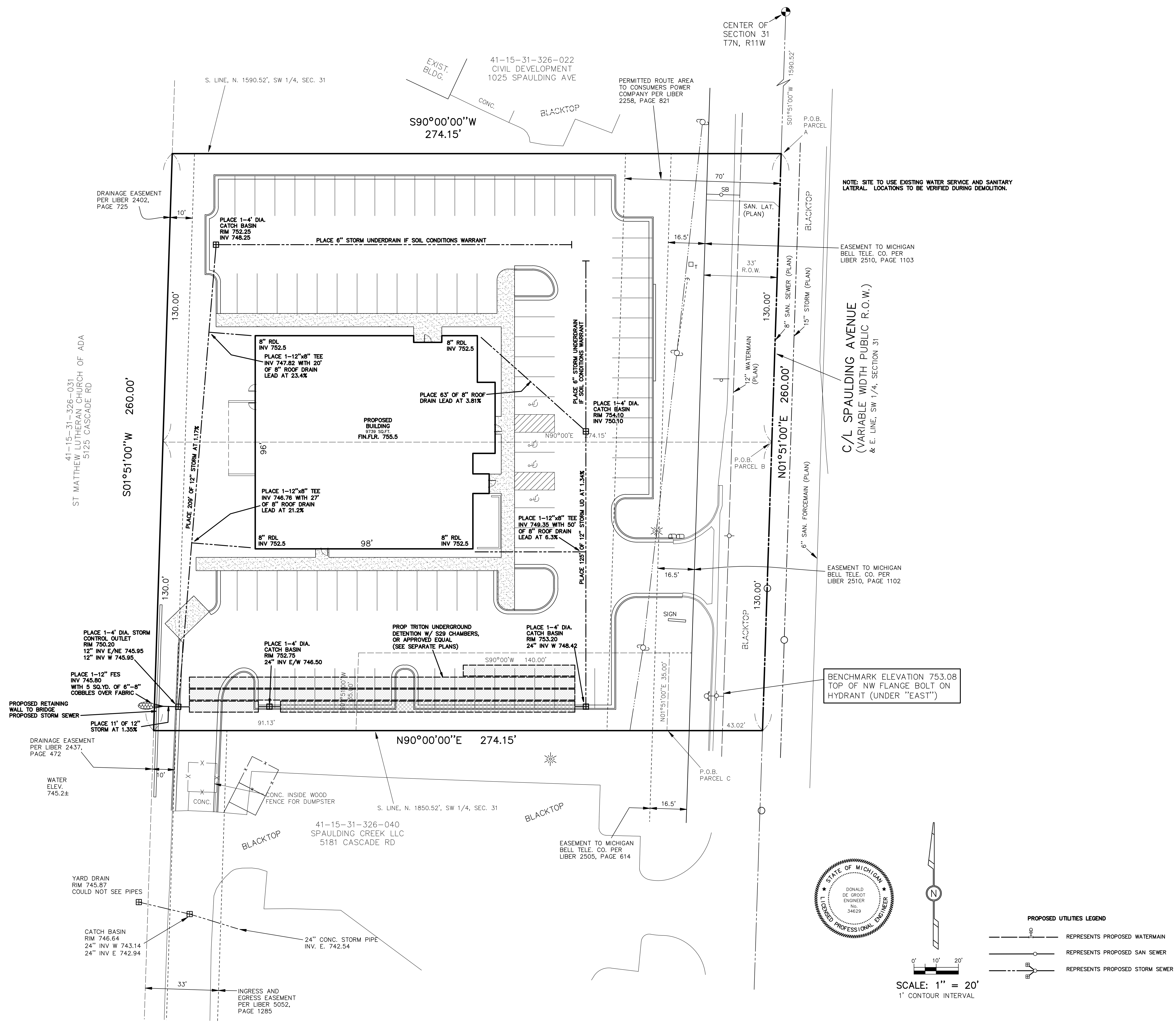
- General Notes:**
- Legal Description:**  
**Parcel A:** That part of the Southwest 1/4 of Section 31, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Commencing at a point on the East line of said Southwest 1/4 which lies South 1 degree 51 minutes West 1590.52 feet from the Northeast corner thereof; thence South 90 degrees 00 minutes West 274.15 feet parallel with the North line of said Southwest 1/4; thence South 1 degree 51 minutes West 130.0 feet; thence North 90 degrees 00 minutes East 274.15 feet; thence North 1 degree 51 minutes East 130.0 feet to the place of beginning.  
**Parcel B:** That part of the Southwest 1/4 of Section 31, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Commencing at the Northeast corner of said Southwest 1/4; thence South 1 degree 51 minutes West 1720.52 feet along the East line of said Southwest 1/4 to the point of beginning; thence South 1 degree 51 minutes West 130.0 feet; thence North 90 degrees 00 minutes West 43.02 feet along the South line of the North 1850.52 feet of said Southwest 1/4; thence North 01 degree 51 minutes East 35.00 feet; thence South 90 degrees 00 minutes West 140.00 feet; thence South 1 degree 51 minutes East 130.00 feet; thence North 90 degrees 00 minutes East 274.15 feet to the point of beginning.  
**Parcel C:** That part of the Southwest 1/4 of Section 31, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Commencing at the Northeast corner of the said Southwest 1/4; thence South 1 degree 51 minutes West 1850.52 feet along the East line of said Southwest 1/4; thence South 90 degrees 00 minutes West 43.02 feet along the South line of the North 1850.52 feet of said Southwest 1/4 to the point of beginning; thence North 01 degree 51 minutes East 35.00 feet; thence South 90 degrees 00 minutes West 140.00 feet; thence South 1 degree 51 minutes West 35.00 feet; thence North 90 degrees 00 minutes East 140.00 feet to the point of beginning.  
 This property (Parcels A, B & C) contains 1.64 acres including road right of way. (1.44 acres excluding right of way)  
 Together with and subject to an easement for ingress and egress over and across the West 33 feet of the following described property: That part of the East 274.15 feet of the Southwest 1/4, Section 31, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, lying North of Cascade Road (100 feet wide). Except the North 1850.52 feet thereof.  
**Parcel D:** That part of the Southwest 1/4 of Section 31, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Commencing at the Northeast corner of the said Southwest 1/4; thence South 1 degree 51 minutes West 1850.52 feet along the East line of said Southwest 1/4; thence South 90 degrees 00 minutes West 43.02 feet along the South line of the North 1850.52 feet of said Southwest 1/4 to the point of beginning; thence North 01 degree 51 minutes East 35.00 feet; thence South 90 degrees 00 minutes West 140.00 feet; thence South 1 degree 51 minutes West 35.00 feet; thence North 90 degrees 00 minutes East 140.00 feet to the point of beginning.  
 This property (Parcels A, B & C) contains 1.64 acres including road right of way. (1.44 acres excluding right of way)
  - Site Address:** 1035 Spaulding Avenue SE Parcel Numbers: 41-15-31-326-045 (A&B) & 41-15-31-326-039 (C)
  - Mapping:** Boundary and topographical survey completed by Exxel Engineering, Inc.
  - Existing Zoning:** PO Professional Office
  - Land Use Summary:**  
See Site Development Plan for intended PO design.
  - Minimum Building Setback Regulations**  
 Front Yard: 75'  
 Side Yard: 25'  
 Rear Yard: 40'
  - Parking Calculation:**  
 First Floor  
 -Hair Stylists 3 stalls per chair  
 6 chairs = 18 stalls required  
 -Nail Salon 2 stalls per chair  
 8 chairs = 16 stalls required  
 -Spa Treatment Not defined by code, but:  
 2 stalls per room  
 6 rooms = 12 stalls required  
 Sauna/Steam/Hydro Not defined by code, but:  
 1 stalls per room  
 5 rooms = 5 stalls required  
 -Indoor Recreation 1 stall per 3 occupants  
 allowable by building code  
 post occupancy of 30 = 10 stalls required  
 Second Floor  
 -Office 1 stall per 300 sqft  
 9,000 sqft = 30 stalls required  
 Total Parking Required: 91 stalls (including 4 Barrier Free spaces)  
 Total Parking Provided: 91 spaces (4 BF)
  - Landscaping Requirements:**  
- Will meet twp. landscape standards - See plan by others
  - Site Lighting**  
- Will meet twp. lighting standards - See plan by others
  - Site Signage**  
- Will meet twp. signage standards - See plan by others

**SITE DIMENSION PLAN**  
**RE: 1035 SPAULDING AVE. SE**  
**FOR: DIXON ARCHITECTURE**  
**ATTN: KEN DIXON**  
**523 ADA DRIVE SE (STE. 200)**  
**ADA, MI 49301**  
 PART OF THE SW 1/4, SECTION 31, T7N, R10W, ADA TOWNSHIP, KENT COUNTY, MICHIGAN

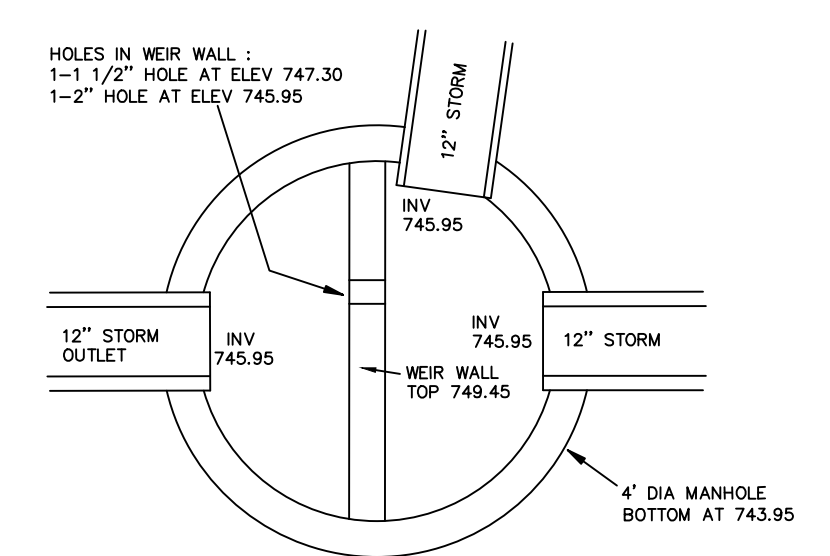
DRAWN BY: JDR	PROJ. ENG.: DDG	SHEET 2 of 4
APPROVED BY: DDG	PROJ. SURV.: KJV	
DATE: 10/23/2019	FILE NO.: 191961E	

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**ROOF DRAIN CONNECTION DETAIL**  
NOTE: FINAL ROOF DRAIN LEAD LOCATIONS TO BE DETERMINED



**STORM CONTROL OUTLET DETAIL**

NOTE: SITE TO USE EXISTING WATER SERVICE AND SANITARY LATERAL. LOCATIONS TO BE VERIFIED DURING DEMOLITION.

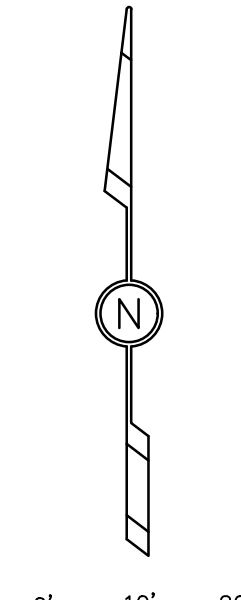
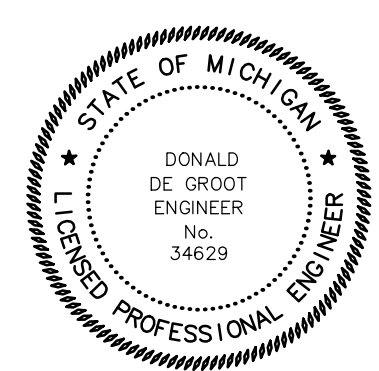
EASEMENT TO MICHIGAN BELL TELE. CO. PER LIBER 2510, PAGE 1103

C/L SPAULDING AVENUE  
(VARIABLE WIDTH PUBLIC R.O.W.)  
& E. LINE, SW 1/4, SECTION 31

EASEMENT TO MICHIGAN BELL TELE. CO. PER LIBER 2510, PAGE 1102

BENCHMARK ELEVATION 753.08  
TOP OF NW FLANGE BOLT ON HYDRANT (UNDER "EAST")

- STORM SEWER NOTES**
- CATCH BASINS (CDB) WITHIN CONC HEAD CURB SHALL HAVE E.J. NO. 7045 CASTINGS + 2' SUMP'S UNLESS NOTED OTHERWISE.
  - CATCH BASINS (CDB) WITHIN BIT VALLEY GUTTER SHALL HAVE E.J. NO. 7065 CASTINGS WITH M1 GRATES + 2' SUMP'S UNLESS NOTED OTHERWISE.
  - STORM MANHOLE (MHD) SHALL HAVE E.J. NO. 1020 CASTING WITH SOLID COVER.
  - STORM UNDERDRAIN SHALL BE PERFORMED ADS N-12 WITH SOCK OR APPROVED EQUAL. \*
  - STORM SHALL BE ADS N-12 OR APPROVED EQUAL.
  - 6" UNDERDRAIN SHALL BE CORRUGATED PLASTIC PIPE WITH SOCK OR APPROVED EQUAL. MAINTAIN 3' MIN COVER WHEN POSSIBLE. \*
  - ROOF DRAIN SHALL BE PVC SDR-35.
  - ALL YARD DRAINS (CYD) SHALL BE E.F. #6121 N GRATE WITH 2' SUMP UNLESS NOTED OTHERWISE.
- \* STORM UNDERDRAIN TO BE USED AS SOIL CONDITIONS WARRANT.



SCALE: 1" = 20'  
1' CONTOUR INTERVAL

**PROPOSED UTILITIES LEGEND**

	REPRESENTS PROPOSED WATERMAIN
	REPRESENTS PROPOSED SAN SEWER
	REPRESENTS PROPOSED STORM SEWER

**SITE UTILITY PLAN**  
**RE: 1035 SPAULDING AVE. SE**  
 FOR: DIXON ARCHITECTURE  
 ATTN: KEN DIXON  
 523 ADA DRIVE SE (STE. 200)  
 ADA, MI 49301  
 PART OF THE SW 1/4, SECTION 31, T7N, R10W, ADA TOWNSHIP, KENT COUNTY, MICHIGAN

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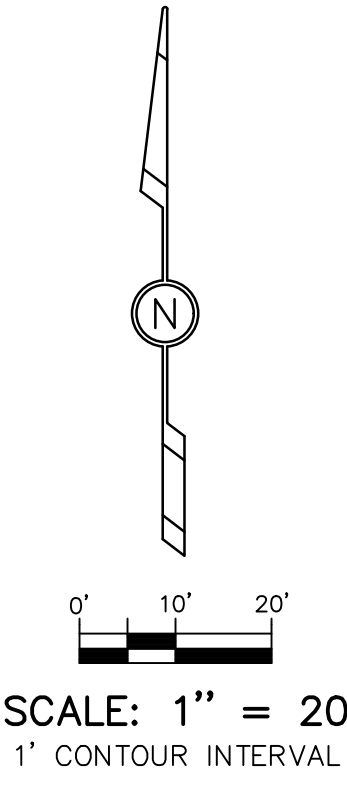
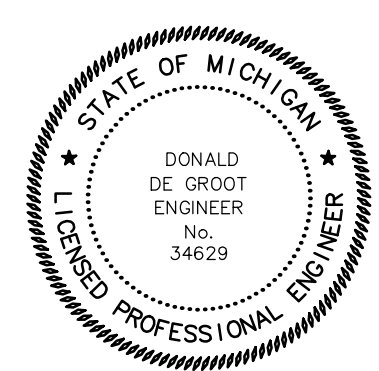
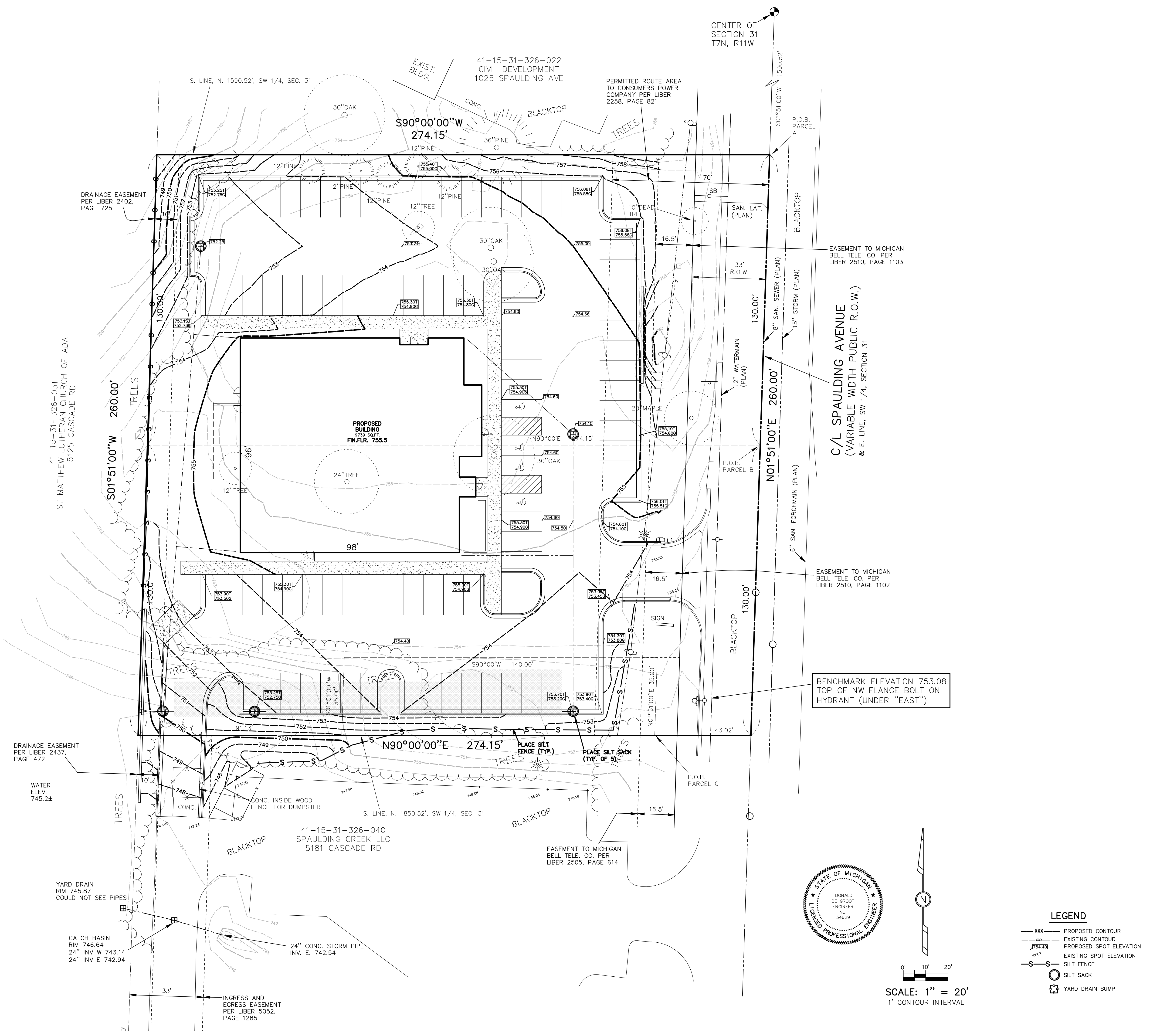
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APPROVED BY: DDG	PROJ. SURV.: KJV	
DATE: 10/23/2019	FILE NO.: 191961E	

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**SOIL EROSION CONTROL NOTES:**

- LEGAL DESCRIPTION:  
 Parcel A: That part of the Southwest 1/4 of Section 31, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Commencing at a point on the East line of said Southwest 1/4 which lies South 1 degree 51 minutes West 1590.52 feet from the Northeast corner thereof; thence South 90 degrees 00 minutes West 274.15 feet parallel with the North line of said Southwest 1/4; thence South 1 degree 51 minutes West 130.0 feet; thence North 90 degrees 00 minutes East 274.15 feet; thence North 1 degree 51 minutes East 130.0 feet to the place of beginning.  
 Parcel B: That part of the Southwest 1/4 of Section 31, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Commencing at the Northeast corner of said Southwest 1/4; thence South 1 degree 51 minutes West 1720.52 feet along the East line of said Southwest 1/4 to the point of beginning; thence South 1 degree 51 minutes West 130.0 feet; thence South 90 degrees 00 minutes West 43.02 feet along the South line of the North 1850.52 feet of said Southwest 1/4; thence North 01 degree 51 minutes East 35.00 feet; thence South 90 degrees 00 minutes West 140.00 feet; thence South 1 degree 51 minutes West 35.00 feet; thence South 90 degrees 00 minutes West 91.13 feet; thence North 1 degree 51 minutes East 130.00 feet; thence North 90 degrees 00 minutes East 274.15 feet to the point of beginning.  
 Together with and subject to an easement for ingress and egress over and across the West 33 feet of the following described property: That part of the East 274.15 feet of the Southwest 1/4, Section 31, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, lying North of Cascade Road (100 feet wide); Except the North 1850.52 feet thereof.  
 Parcel C: That part of the Southwest 1/4 of Section 31, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Commencing at the Northeast corner of the said Southwest 1/4; thence South 1 degree 51 minutes West 1850.52 feet along the East line of said Southwest 1/4; thence South 90 degrees 00 minutes West 43.02 feet along the South line of the North 1850.52 feet of said Southwest 1/4 to the point of beginning; thence North 01 degree 51 minutes East 35.00 feet; thence South 90 degrees 00 minutes West 140.00 feet; thence South 1 degree 51 minutes West 35.00 feet; thence North 90 degrees 00 minutes East 140.00 feet to the point of beginning.  
 This property (Parcels A, B & C) contains 1.64 acres including road right of way. (1.44 acres excluding right of way)

- TOTAL AREA OF DISTURBANCE = 1.35 ACRES
- THE OWNER SHALL OBTAIN THE SOIL EROSION CONTROL PERMIT. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SOIL EROSION CONTROL PERMIT.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION AND MAINTAINED, AS NECESSARY, UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
- ALL DISTURBED NON-PAVED AREAS SHALL BE PERMANENTLY STABILIZED WITH AT LEAST 4" OF TOPSOIL AND BE SEEDED.
- THE CONSTRUCTION ENTRANCE IS OFF SPAULDING AVENUE. PREVENT TRACKING SOIL OFF-SITE. IF TRACKING OCCURS, SWEEP SOIL IMMEDIATELY.
- CONTROL DUST BY DISTRIBUTING WATER REGULARLY OVER DISTURBED AREAS.
- INSPECT AND MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS DAILY AND AFTER EACH SIGNIFICANT RAINFALL EVENT.
- THE SEDIMENT SHALL BE CONTAINED ON-SITE.
- PLACE SILT SACKS ON CATCH BASINS AFFECTED BY SITE CONSTRUCTION AND REMOVE WHEN SITE IS STABILIZED. INSTALL SILT SACKS PER MANUFACTURER'S RECOMMENDATIONS.
- CLEAN OUT CATCH BASIN SUMPS AND DETENTION BASIN AREAS UPON PROJECT COMPLETION.
- PLACE SILT FENCE AS SHOWN ON PLAN AND PER DETAIL AND ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT SESC MEASURES.
- SILT FENCE IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND/OR PROPERTY LINES AND MUST REMAIN IN PLACE UNTIL ALL VEGETATION IS UNIFORMLY RE-ESTABLISHED. THE SILT FENCE MUST BE TOED IN A MINIMUM OF 6" ALONG ITS BASE.
- ALL SLOPES 1V : 4H OR STEEPER SHALL BE STABILIZED, AS NECESSARY, WITH AT LEAST 4" TOPSOIL AND WITH TACKIFYING MULCH AND/OR SOIL EROSION CONTROL MATTING (NAG S-150 OR EQUIVALENT OR BETTER). MATTING, ALONG WITH THE NECESSARY STAPLES OR WOOD PEGS, SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS WITH SEAMS PARALLEL TO THE DIRECTION OF SURFACE RUNOFF.
- APPROXIMATELY 50' TO MARTIN AND BECK NO. 2 COUNTY DRAIN.
- THE SOILS ON THIS SITE CONSIST OF SAND AND LOAM BASED ON USDA NRCS SOILS REPORT.
- CONSTRUCTION SCHEDULE:
  - NOV-DEC 2019 INSTALL EROSION CONTROL
  - DEC-MAR 2020 DEMO AND SITE GRADING
  - FEB-MAR 2020 BEGIN SITE WORK
  - AUG-SEP 2020 COMPLETE SITE WORK
  - SEP-OCT 2020 FINAL RESTORATION
- THE MAINTENANCE NECESSARY FOR THE PERMANENT SOIL EROSION CONTROL MEASURES IS THE RESPONSIBILITY OF THE OWNER.



**LEGEND**

- XXX --- PROPOSED CONTOUR
- --- EXISTING CONTOUR
- 754.40 PROPOSED SPOT ELEVATION
- 753.3 EXISTING SPOT ELEVATION
- S-S- SILT FENCE
- SILT SACK
- ☒ YARD DRAIN SUMP

**SITE GRADING AND SOIL EROSION CONTROL PLAN**  
**RE: 1035 SPAULDING AVE. SE**  
**FOR: DIXON ARCHITECTURE**  
**ATTN: KEN DIXON**  
**523 ADA DRIVE SE (STE. 200)**  
**ADA, MI 49301**  
 PART OF THE SW 1/4, SECTION 31, T7N, R10W, ADA TOWNSHIP, KENT COUNTY, MICHIGAN

**exxel engineering, inc.**  
 planners • engineers • surveyors  
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509  
 Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: JDR	PROJ. ENG.: DDG	SHEET 4 of 4
APPROVED BY: DDG	PROJ. SURV.: KJV	
DATE: 10/23/2019	FILE NO.: 191961E	





**1. First Floor Plan**  
 SCALE: 1/8" = 1'-0"  
 FLOOR AREA: 9,815 SQ FT

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 p. (616) 682-4570  
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 Grand Rapids, MI 49512

**1035 Spaulding, LLC**  
 126 Ottawa Avenue NW #500  
 Grand Rapids, MI 49503

**1035 Spaulding Mixed-Use Building**  
 1035 Spaulding Avenue SE  
 Ada Township, Michigan  
**First Floor Plan**

**Made in Michigan**

Revisions:  
 SPR: 10/24/19

Project No: 219034  
 Issue Date: 10/24/19  
 Reviewer: KCD  
 Drawn By: KCD

**A2.1**

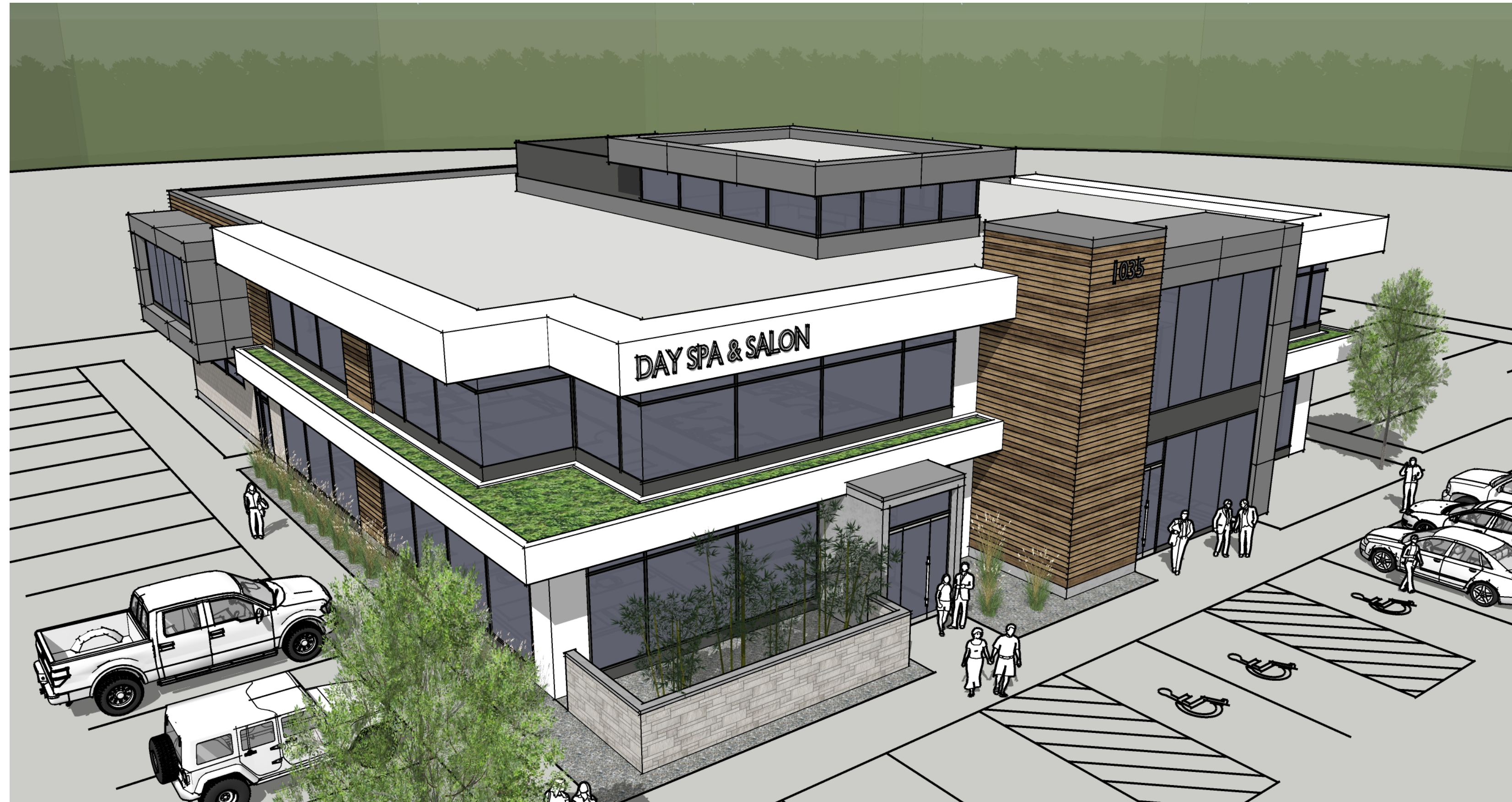
©2019 Dixon Environmental Architecture, Inc.



Street View



SE Street View



SE Aerial View



NE Aerial View

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Grand Rapids, MI 49503

**1035 Spaulding Mixed-Use Building**  
1035 Spaulding Avenue SE  
Ada Township, Michigan  
**Building Renderings**

**Made in Michigan**

Revisions:


Project No: 219034

Issue Date: 10/24/19

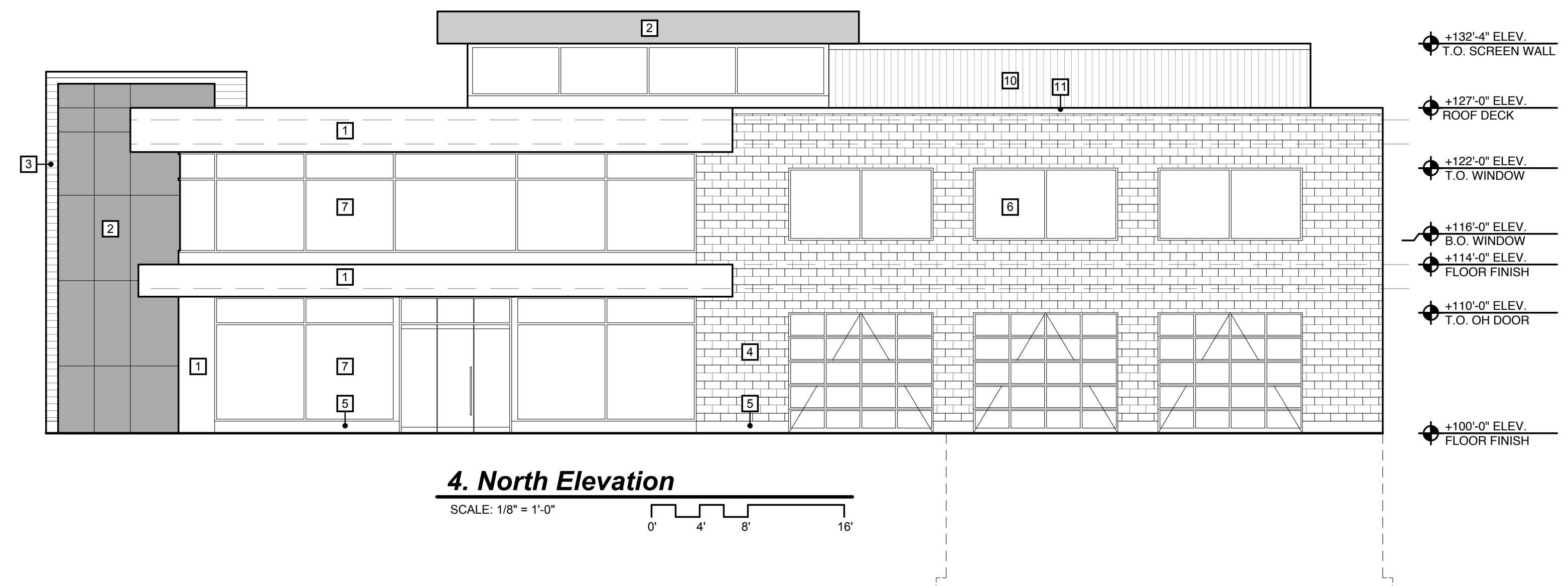
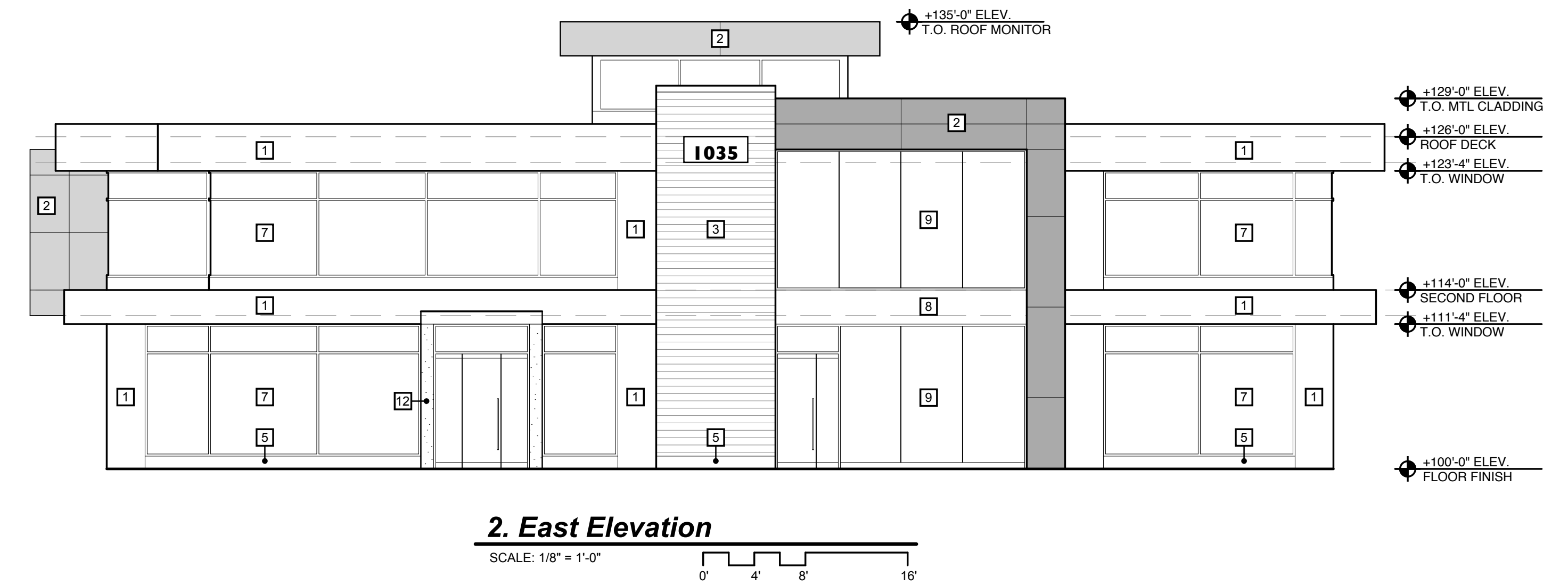
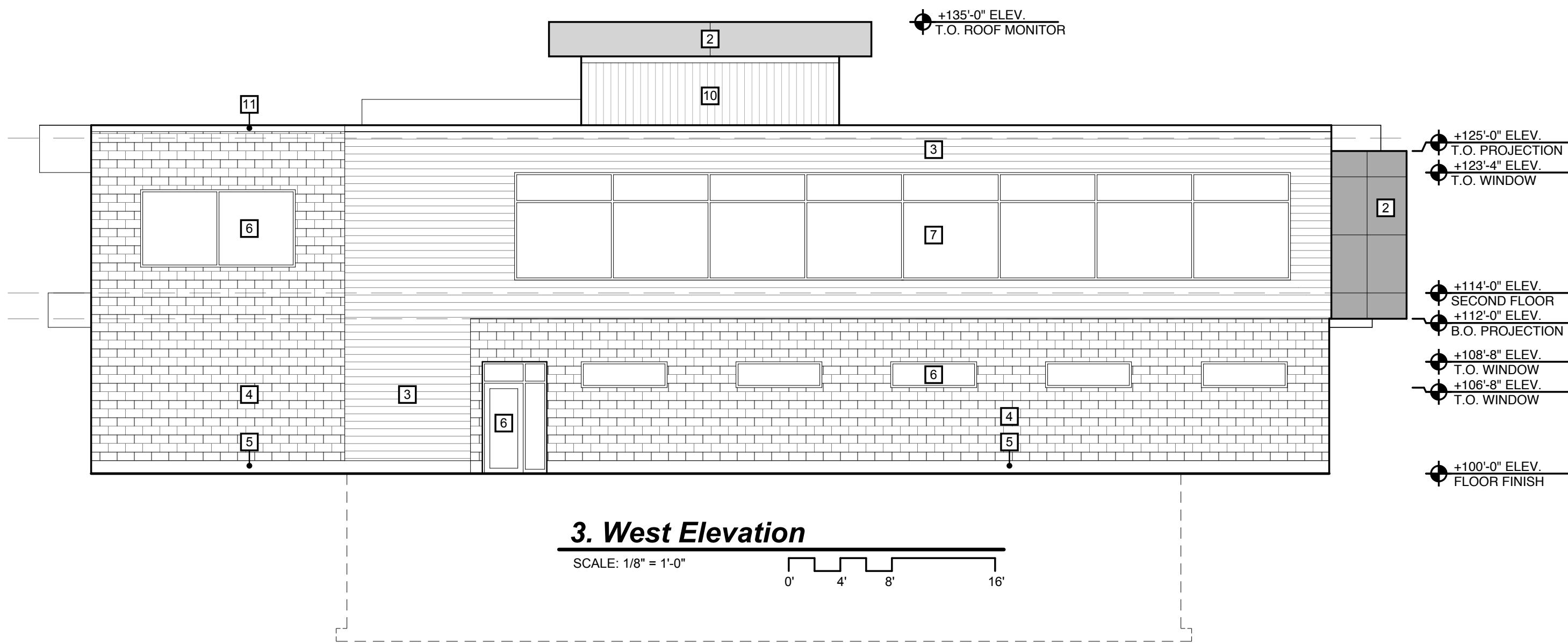
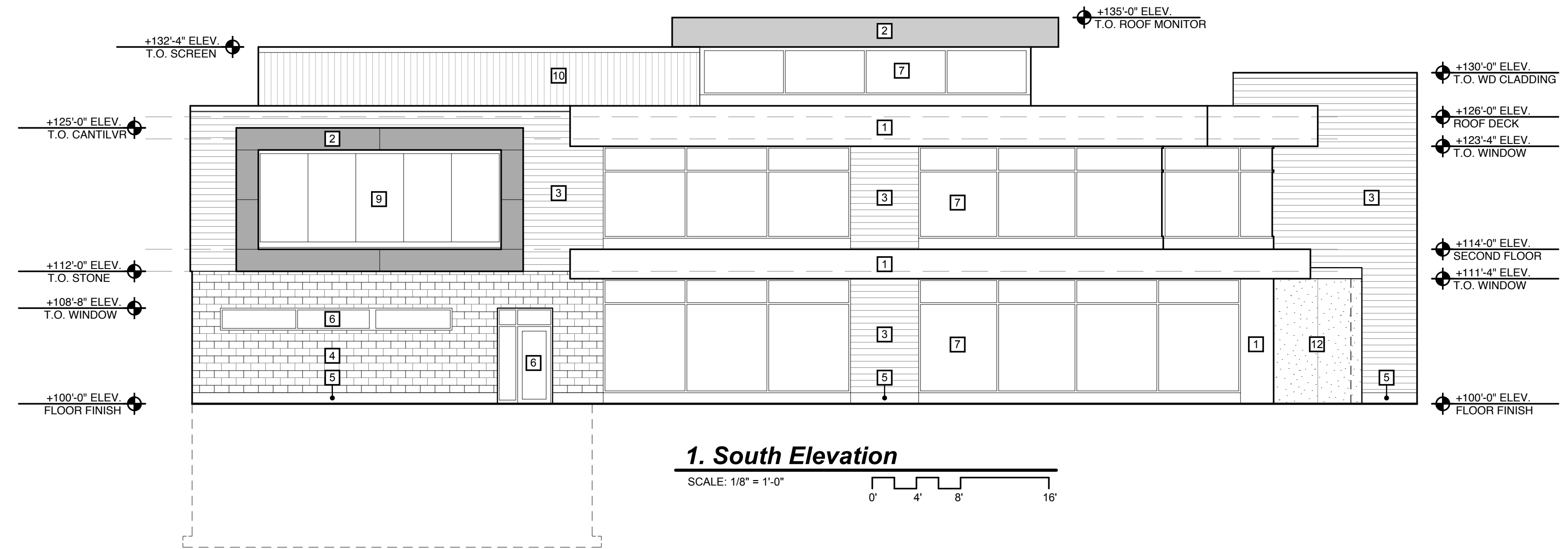
Reviewer: KCD

Drawn By: KCD

**A3.1**

**Material Legend** (ALL SELECTIONS TO BE CONSIDERED "BASIS OF DESIGN") (ALL COLORS TO BE VERIFIED BY OWNER)

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	ARCHITECTURAL METAL PANEL	DRI-DESIGN OR CITADEL	SMOOTH W/ REVEALS	WHITE
2	ARCHITECTURAL METAL PANEL	DRI-DESIGN OR CITADEL	SMOOTH W/ REVEALS	CHARCOAL GRAY
3	METAL CLADDING	LONGBOARD	SIMULATED WOOD GRAIN	DARK NATIONAL WALNUT
4	CONCRETE MASONRY UNIT	CONSUMERS CONCRETE	8X8X16 SMOOTH FACE	OAKLEDGE
5	PRECAST CONCRETE PROFILE	TERRY'S PRECAST	SMOOTH	WS LIMESTONE
6	ALUMINUM STOREFRONT SYSTEM	TUBELITE	4-1/2" x 2" - 14500 SERIES	DARK BRONZE ANODIZED
7	ALUMINUM STOREFRONT SYSTEM	TUBELITE	4-1/2" x 2" - 14500 SERIES	CLEAR ANODIZED
8	ARCHITECTURAL METAL PANEL	DRI-DESIGN OR CITADEL	SMOOTH W/ REVEALS	MEDIUM GRAY
9	ALUMINUM CURTAIN WALL SYSTEM	TUBELITE OR KAWNEER	6" X 2", BUTT-GLAZING	MEDIUM GRAY
10	RIBBED METAL SCREEN WALL	KINGSPAN	TBD	MEDIUM GRAY
11	PARAPET CAP FLASHING	TBD	CROWN PROFILE	MEDIUM GRAY
12	EXTERIOR LIGHT FIXTURE	TBD	TBD	TBD



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Grand Rapids, MI 49503

**1035 Spaulding Mixed-Use Building**  
1035 Spaulding Avenue SE  
Ada Township, Michigan  
**Exterior Elevations**

**Made in Michigan**

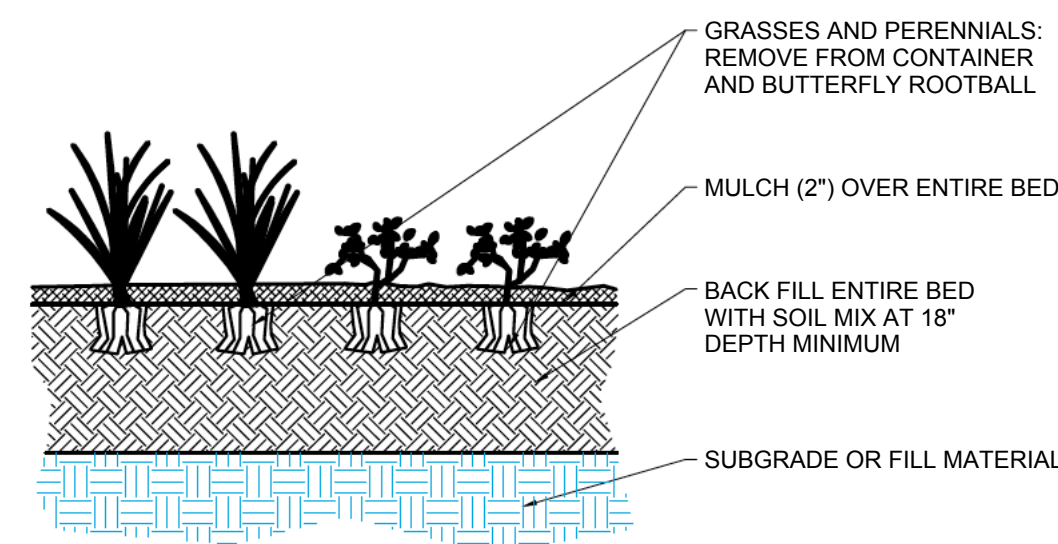
Revisions:  
SPR: 10/24/19

Project No: 219044  
Issue Date: 10/24/19  
Reviewer: KCD  
Drawn By: KCD

**A4.1**

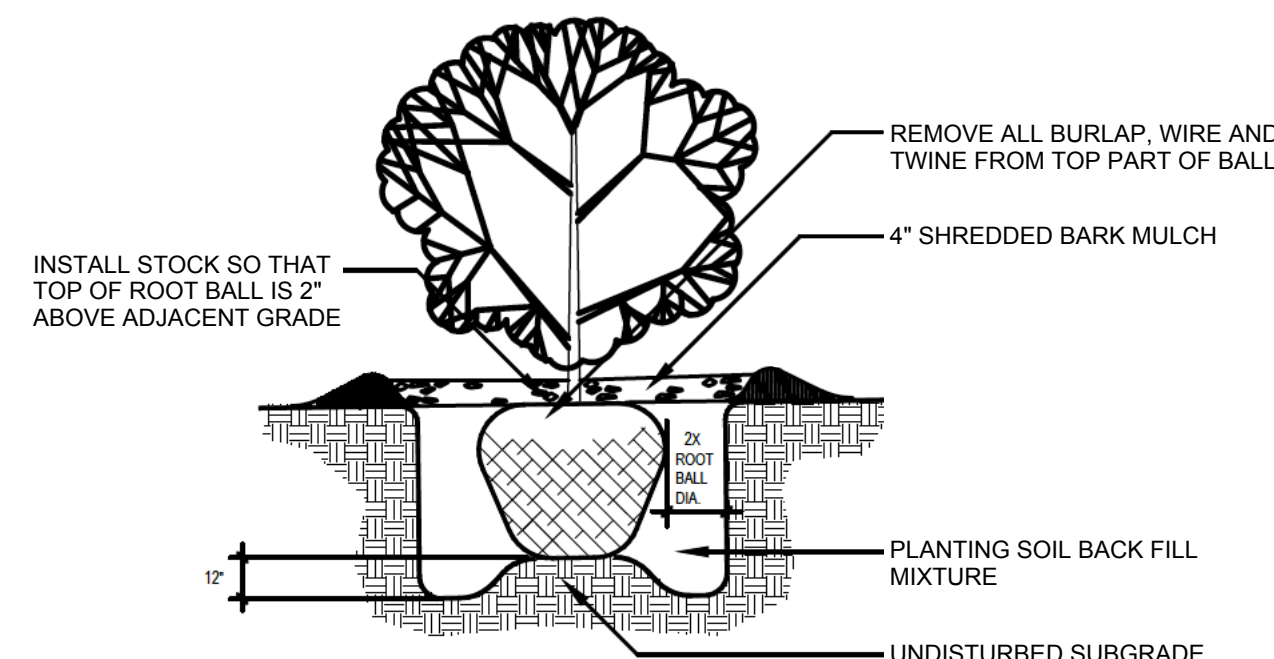
**Off-Street Parking Island Landscape**

- (1) CANOPY TREE per 150 sqft landscape area
- 85 parking stalls x 15 sqft landscape area per stall;  
Total landscape island area required: 1,275 sqft  
Total landscape island area provided: 1,488 sqft
- Each landscape island requires:  
(1) Canopy Tree w/ 2-1/2" caliper CAP - CAPITAL PEAR (Pyrus Calleryana 'Capital')



**2. Perennial Planting Detail**

N.T.S.



**3. Shrub Planting Detail**

N.T.S.

**PO-PO District Landscape Buffer**



- Each 100' x 10' wide section requires:
- (2) Canopy Tree w/ 2-1/2" caliper
  - (2) Ornamental Tree w/ 2" caliper
  - (2) Evergreen Tree w/ 7' height
  - (4) Shrubs w/ 2' height
- STG - SKY TOWER GINKGO (Ginkgoaceae)  
RJB - REGENT JUNE BERRY (Amelanchier Alnifolia)  
WKD - WHITE KOUSA DOGWOOD (Cornus Kousa)  
WFR - WHITE FIR (Abies Concolor)  
VMG - VARIEGATED MAIDEN GRASS (Miscanthus Sinensis 'Variegatus')  
DBB - DWARF BURNING BUSH (Euonymus Alatus 'Cpmcompactus')

**Greenbelt Landscape along Spaulding Ave**



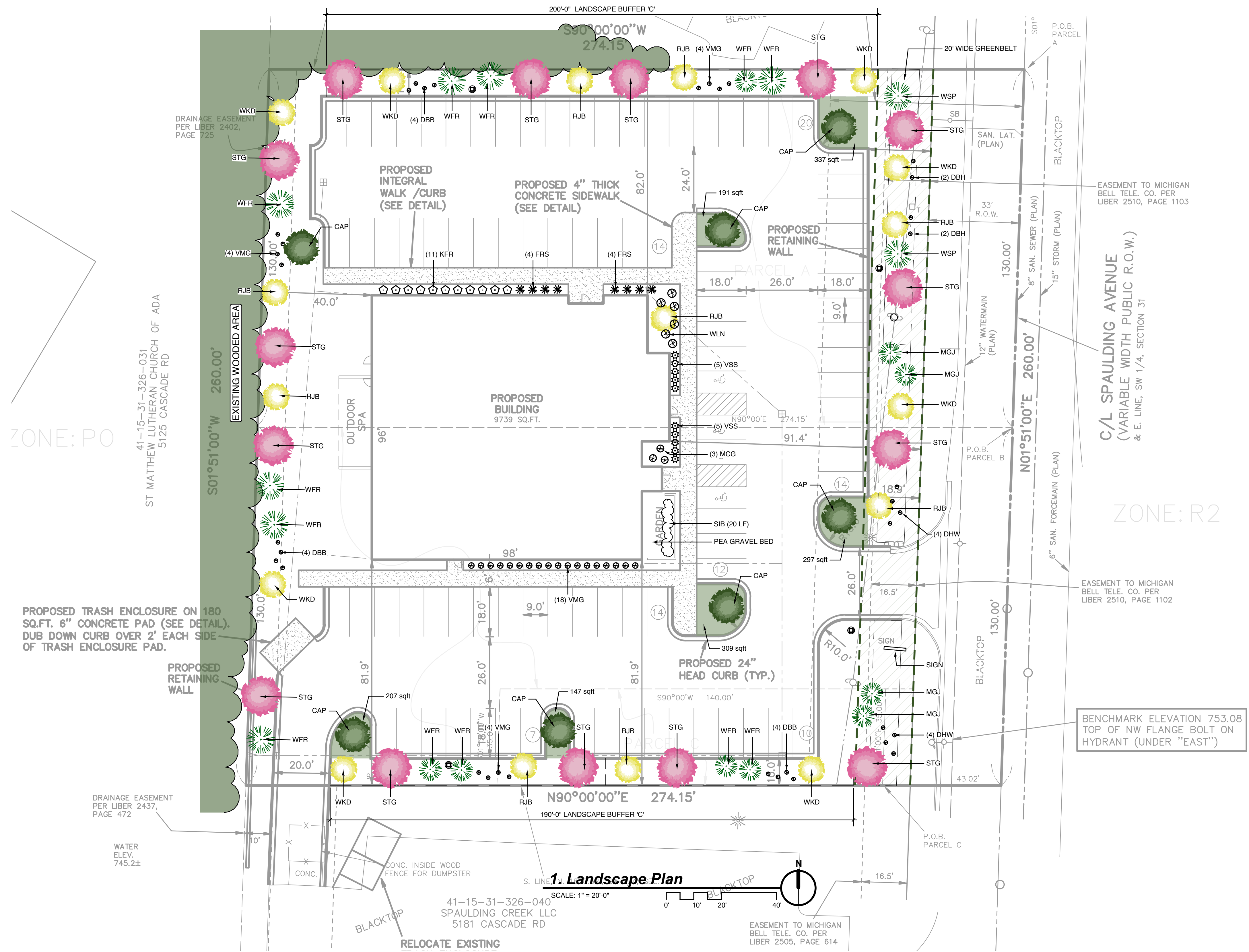
- Each 100' x 20' wide section requires:
- (2) Canopy Tree w/ 2-1/2" caliper
  - (2) Ornamental Tree w/ 2" caliper
  - (2) Evergreen Tree w/ 7' height
  - (4) Shrubs w/ 2' height
- STG - SKY TOWER GINKGO (Ginkgoaceae)  
RJB - REGENT JUNE BERRY (Amelanchier Alnifolia)  
WKD - WHITE KOUSA DOGWOOD (Cornus Kousa)  
WSP - WHITE SPRUCE (Picea Glauca)  
MGJ - MOON GLOW JUNIPER (Juniperus Scopulorum)  
DHW - DARK HORSE WEIGELA (Weigela Florida 'Dark Horse')  
DBH - DWARF BUSH HONEYSUCKLE (Diervilla lonicera)  
VMG - VARIEGATED MAIDEN GRASS (Miscanthus Sinensis 'Variegatus')

**Landscape Adjacent to Building**

- VMG - VARIEGATED MAIDEN GRASS (Miscanthus Sinensis 'Variegatus')
- SIB - BAMBOO MEDIUM (Sinobambusa Intermedia)
- GMG - GIANT MISCANTHUS GRASS (Miscanthus 'Giganteus')
- VSS - DWARF VIRGINIA SWEETSPIRE (Itea Virginica 'Sprich')
- WLN - WALKER'S LOW NEPETA (Nepeta x Faassenii 'Walkers')
- FRS - FILIGRAN RUSSIAN SAGE (Perovskia Atriplicifolia 'Filgran')
- KFR - KARL FORESTER FEATHER REED GRASS (Calamagrostis x Acutiflora 'Forester')

**General Landscape Notes**

- SHRUB PLANTING BEDS AND TREE SAUCERS TO RECEIVE 3" SHREDDED HARDWOOD MULCH. PERENNIAL BEDS TO RECEIVE 2" DEPTH MULCH. GROUND COVER AREAS TO RECEIVE 1" DEPTH MULCH.
- ALL SHRUB BEDS TO HAVE WEED BARRIER FABRIC.
- ALL AREAS DISTURBED BY CONSTRUCTION TO BE TOPSOILED AND SEEDED UNLESS SHOWN OTHERWISE ON PLANS-SEE LIMITS OF CONSTRUCTION
- CONTRACTOR TO CONTACT MISS DIG AT (800) 482-7171 AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION. TO CONFIRM LOCATION OF EXISTING UTILITIES.
- CONTRACTOR TO COORDINATE PLANTING SCHEDULE WITH IRRIGATION CONTRACTOR.
- INSTALL IRRIGATION SYSTEM IN ALL PLANTING BEDS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUB-GRADE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- PLANTING MIXTURE FOR PERENNIALS SHALL BE SIX INCH DEPTH OF FOUR PARTS BY VOLUME OF TOPSOIL TO ONE PART OF SPHAGNUM PEAT MOSS.



**1. Landscape Plan**

SCALE: 1" = 20'-0"

41-15-31-326-040  
SPAULDING CREEK LLC  
5181 CASCADE RD

**CALL 811 NOTE:**  
CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

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**1035 Spaulding, LLC**  
126 Ottawa Avenue NW #500  
Grand Rapids, MI 49503

**1035 Spaulding Mixed-Use Building**  
1035 Spaulding Avenue SE  
Ada Township, Michigan  
**Landscape Plan**

**Made in Michigan**

Revisions:


Project No: 219034  
Issue Date: 11/13/19  
Reviewer: KCD  
Drawn By: KCD

**L1.1**

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	<b>S4</b>	4	Lithonia Lighting	DSX0 LED P6 40K T4M MVOLT	DSX0 LED P6 40K T4M MVOLT	LED	1	DSX0_LED_P6_40 K_T4M_MVOLT.ies	15627	1	134

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	<b>+</b>	1.1 fc	3.3 fc	0.4 fc	8.3:1	2.8:1



**D-Series Size 0 LED Area Luminaire**

**Specifications**

EPA: 0.95 ft<sup>2</sup> (0.09 m<sup>2</sup>)

Length: 26" (0.66 m)

Width: 13" (0.33 m)

Height: 3" (0.08 m)

Height: 7" (0.18 m)

Weight: 16 lbs (7.2 kg)

**Introduction**

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

**Ordering Information** EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NL2AIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics P1 P4 P7 P2 P5 P3 P6 Rotated optics P10 P12 P11 P13	30K 3000K 40K 4000K 50K 5000K	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium T5M Type V medium T5VS Type V very short	T5S Type V short T5M Type V medium T5W Type V wide 240V 227V 347V 480V	MVOLT 14 120V 208V 240V 227V 347V 480V

**Shipped included**

- SPA Square pole mounting
- RPA Round pole mounting
- WBA Wall bracket
- SPOMBA Square pole universal mounting adaptor
- BRIMBA Round pole universal mounting adaptor

**Shipped separately**

- KMAB DDBXD Mast arm mounting bracket adaptor (specify finish)

**Control options**

**Shipped installed**

- NL2AIR2 rLight All generation 2 enabled
- PIRHN Network high/low motion/ambient sensor
- PER NEMA twist-lock receptacle only (control ordered separate)
- PER5 Five-pin receptacle only (control ordered separate)
- PER7 Seven-pin receptacle only (heads exit feature) (control ordered separate)
- DWG 0-10V dimming extend out back of housing for external control (control ordered separate)

**Other options**

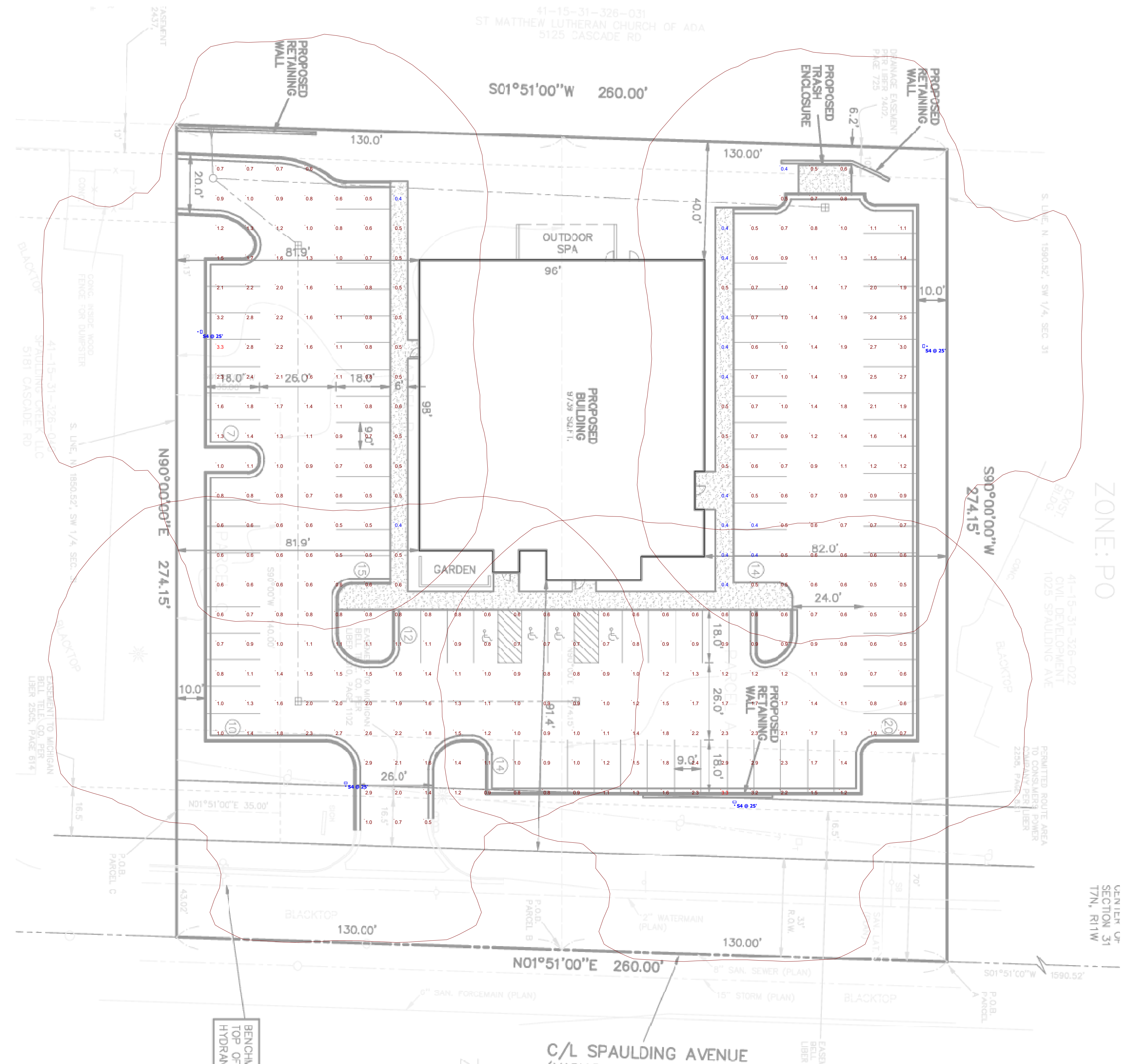
- PIR High/low, motion/ambient sensor 8-15' mounting height, ambient sensor enabled at 36"
- PIRHN High/low, motion/ambient sensor 15-30' mounting height, ambient sensor enabled at 36"
- PIRHNCSV High/low, motion/ambient sensor 8-15' mounting height, ambient sensor enabled at 16"
- PIRHNCSV High/low, motion/ambient sensor 15-30' mounting height, ambient sensor enabled at 16"
- FAO Field adjustable output

**Finish options**

- DDBXD Dark bronze
- DDBLD Black
- DDBAD Natural aluminum
- DDBWD White
- DDBTD Textured dark bronze
- DDBLDK Textured black
- DDBALD Textured natural aluminum
- DDBWGD Textured white

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DSX0 LED Rev. 02/2019 Page 1 of 8



**1. Photometric Site Plan**  
SCALE: 1" = 20'-0"

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Grand Rapids, MI 49503

**1035 Spaulding Mixed-Use Building**  
1035 Spaulding Avenue SE  
Ada Township, Michigan  
**Photometric Site Plan**

**Made in Michigan**

Revisions:


Project No: 219034  
Issue Date: 10/24/19  
Reviewer: KCD  
Drawn By: KCD

**E1.1**



## MEMORANDUM

Date: 11/18/19

**TO:** Ada Township Planning Commission  
**FROM:** Jim Ferro, Planning Director  
**RE:** Request for Rezoning from R-3 District to VR District for Property at 7699 Fase St. SE, Parcel No. 41-15-34-402-008, TRP 7699 Fase St LLC

### Overview of Request:

The property proposed for rezoning is the former Kent County Road Commission garage site at the end of Fase St. The property is 4 acres in size. It is adjoined on the north and east by homes in Ada Moorings, on the south by the railroad and several large single-family home sites across the rail line, and by homes at the end of Fase St. on the west. Current zoning of the subject site and surrounding properties is shown on the attached map.

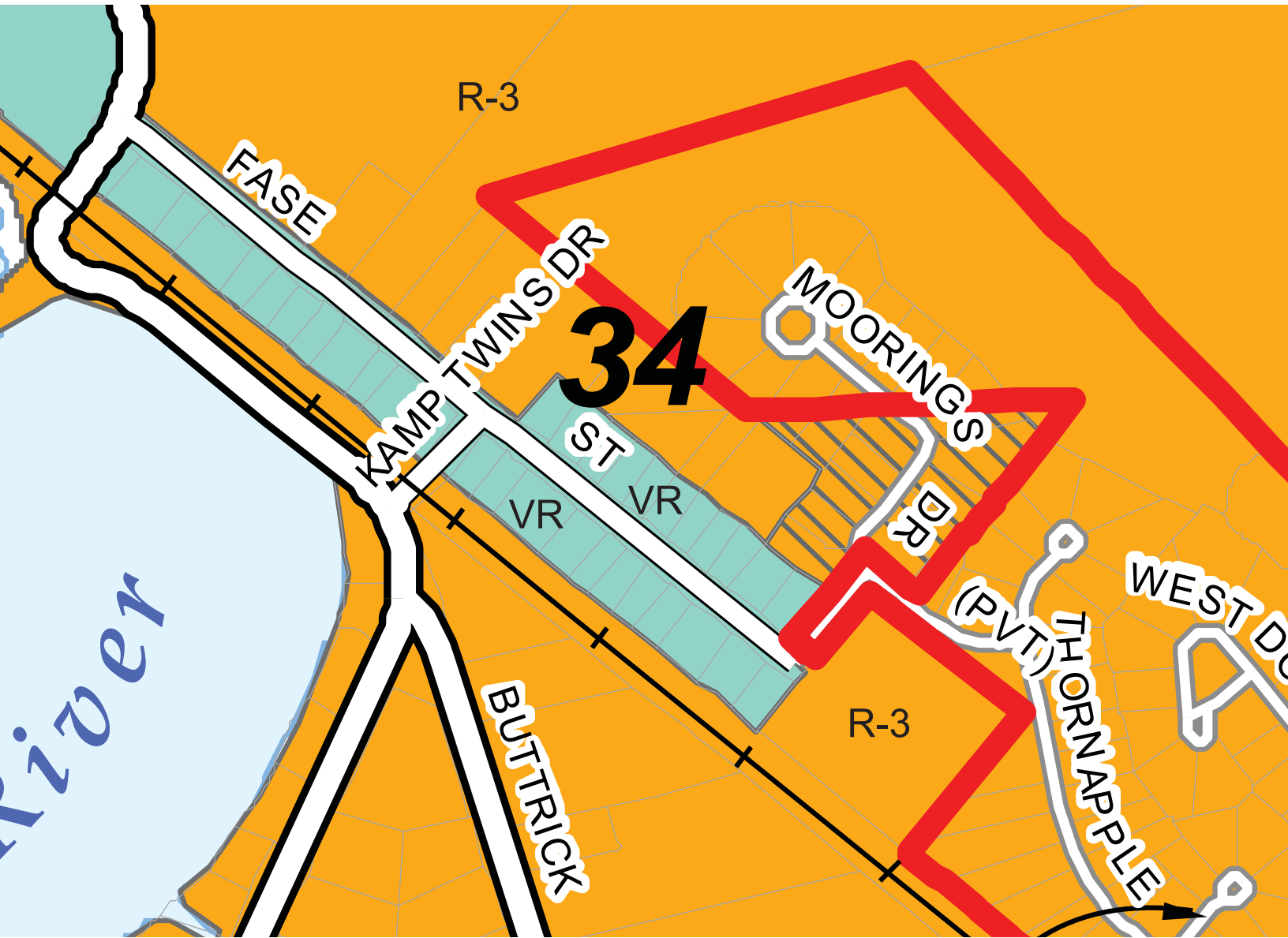
### Analysis of Rezoning Request:

Evaluation comments on the rezoning request will be presented by staff at a future public hearing. Criteria that should be considered in evaluating any rezoning request include the following:

1. Conformance with the Master Plan.
2. Compatibility with surrounding uses.
3. Availability of public facilities to serve the proposed use.
4. Site suitability for the proposed use.
5. The current supply of land already zoned for the proposed use in the area.
6. Whether the property can be reasonably used under its current zoning.

### Recommendation:

The Planning Commission should set a public hearing date on the rezoning request.





## APPLICATION FOR REZONING OR OTHER AMENDMENT OF THE ZONING ORDINANCE (EXCLUDING PUD)

An application to request the rezoning of property or a zoning and text amendment must be heard before the Ada Township Planning Commission. **Regular meetings of the Planning Commission are held on the third Thursday of each month at 7:00 p.m. at Ada Township Hall.** After receipt of the application and payment of the fee, your request will be placed on the next Planning Commission meeting agenda for the purpose of scheduling a public hearing. The hearing will be scheduled for the next month's Planning Commission meeting for consideration, with all legal notifications being met.

Recommendations from the Planning Commission are considered by the Ada Township Board of Trustees at the first available Ada Township Board of Trustees meeting following the regular Planning Commission meeting.

**A non-refundable filing fee of \$300.00 made payable to Ada Township must accompany your application as well as a small-scale map of the property and an accurate legal description of the property. Please note that a \$1,000.00 escrow deposit may be required, at the discretion of Township officials and staff.**

### Applicant Information:

Name: Chuck Hoyt  
Address: 660 Ada Dr  
Phone Number: 616 710-3245 Email: choyt@mensacap.com  
Property Owner Name and Address (if different than above): TPR 7699  
Fase Street LLC

### Property Information for a Rezoning Request:

Property Address: 7699 Fase St  
Parcel Number: 41-15-34-402-008  
Current Zone District Classification: R-3  
Proposed Zone District Classification: V-R



**For a Zoning Ordinance Text Amendment Request:**

The following general amendment is requested to be made to the Zoning Ordinance:

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---

---

**For All Requests:**



Attach a written statement that addresses the conformity of the request with the Township Master Plan.

I (we), the undersigned, do hereby make application and petition the Township to amend the Ada Township Zoning Ordinance and associated zoning map, if applicable, and also hereby grant permission to Ada Township and its officials and staff to enter upon the subject property for purposes of review and evaluation of this request.

Applicant's Signature(s):  Date: 10/11/19

Property Owner's Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_  
(If different than above)

**TO BE COMPLETED BY ADA TOWNSHIP**

Application Received:	<u>10/10/19</u> mm / dd / yy	Initial:	<u></u>						
Application Fee of \$	<u>300.00</u>	Received:	<u>10/10/19</u> mm / dd / yy	Initial:	<u></u>	Check #	<u>101824</u>	Receipt #	<u>281310</u>
Escrow Deposit of \$	_____	Received:	_____	Initial:	_____	Check #	_____	Receipt #	_____

Updated 11/08/18

Recd 10/17/19 JJ  
from Chuck Horyt

Applicant requests a zone change from R-3 to V-R for the property located at 7699 Fase St. The goal of this zone change is to create a residential neighborhood which is consistent with the Ada Township Master Plan, specifically creating walkable neighborhoods and taking advantage of compact development design. The subject site is located in close proximity to the Village of Ada and will be walkable to all its amenities. Due to this location and walkable nature, a higher density development requiring narrower lot lines is desired. This site is serviced by public water and sewer infrastructure, further justifying "a new residential zoning classification which allows single-family residential lots smaller and narrower than current standards allow" as noted in IV. Residential Land Use Supporting Policies (2) within the Ada Master Plan. A rezoning of this location will allow for a residential development which is of "size, scale, form, and placement that conforms with the planning and designing principles expressed in the Ada Village Design Charrette Final Report" as noted in the V. Ada Village Area Supporting Policies (4) within the Ada Master Plan. The entirety of Fase St, excluding the subject site, is zoned V-R. Approval of the request would create a uniform zone designation for the entire street.