



PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

An application fee and escrow deposit must accompany this form. See reverse side for fee schedule.

Applicant Information:

Name: Thornapple Pines Development

Address: 660 Ada Dr Ada MI 49301

Phone Number: 616 710-3245 Email: choyt@mencap.com

Property Owner Name and Address (if different than above): _____

TPR 7699 Fase St LLC

Property Information:

Property Address: 7699 Fase St

Parcel Number: 41 - 15-34-402-008

Current Zone District Classification: R-3

Name of Project: Fase St Development

Summary Description of Project: 16 Residential housing structures to replace abandoned Road Commission building.

- Type of Application: Pre-Application Conference
 Preliminary PUD or Revised Preliminary PUD
 Final PUD
 Revised Final PUD

I (we), the undersigned, do hereby make application and petition the Township to amend the Ada Township Zoning Ordinance and associated zoning map 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): [Signature] Date: 12/15/20

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

TO BE COMPLETED BY ADA TOWNSHIP

Application Received: _____ Initial: _____
mm / dd / yy

Application Fee of \$ _____ Received: _____ Initial: _____ Check # _____ Receipt # _____
mm / dd / yy

Escrow Deposit of \$ _____ Received: _____ Initial: _____ Check # _____ Receipt # _____
mm / dd / yy

Updated 11/20/18

Narrative Statement

The Fase St Project is a development consisting of 16 single family home sites at the end of Fase St in the Village of Ada. The site is located in the vicinity of several residential neighborhoods but has been home to the Kent County Road Commission structure since the 1930's, primarily used as vehicle storage, maintenance, road salt storage, and various other activities. It is the intent of the applicant to create a niche neighborhood of moderate sized houses, on lots sized consistently with the required widths of the remainder of Fase St., which is compatible with the aesthetic of Fase St and with the goals of the Ada Master Plan.

Due to the very limited supply of housing, this project responds to a need of Greater Grand Rapids and Kent County to create attractive residential communities. According to the Bowen Research report in summer 2020, the single family for sale home availability rate in Kent County is <1%. A typical, healthy, availability rate is roughly 3%. The Fase St Development is also consistent with the Ada Township Master Plan, specifically creating walkable neighborhoods and taking advantage of compact development design. 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. An approval of the PUD 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. Building a neighborhood under the current zoning would require larger, more "estate sized" lots of 90' in width, which would not be compatible with the rest of Fase St or the intent of the Ada Master Plan.

The project is intended to be a site condominium with one single phase of construction. Homes are to be a variety of single-story ranch, or 'cape cod' style 2 story with optional finished basements. Home width is proposed to be 40' and length roughly 75'. Exterior materials to be regulated by developer's architectural review, with only quality materials acceptable. 2 (or potentially 3 on select lots) stall garages are to be front-load, but a covered front porch will be required to be set forward so as to minimize impact of garage façade. Side yard setbacks to be 7' and front porches will be set back 15' from the road. The homes will be similar in aesthetics and scale to the RiverPoint of Ada project, which has very similar dimensions' architectural details will vary slightly from RiverPoint, however.

The neighborhood will be serviced by a public road, the dimensions of which have been reviewed and deemed acceptable by the Kent County Road Commission. There are 2 areas of greenspace. One located on the 'island' created by the road and the other separating lots 8 & 9 shown on the site plan. It is the intent of the latter greenspace to create a visual buffer for the neighboring property owner at Ada Moorings as discussed in the pre-application conference. There are no known wetland or DEQ issues on the site, however a Due Care Plan was necessary to address contaminated soils on the site due to previous uses. Finally, a traffic analysis is enclosed documenting the minimal impact which this project will have on traffic through Fase St.

The applicant requests a PUD specifically for a 55' lot width minimum. The current zoning for the entirety of Fase St. (V-R) allows for such lot widths. The applicant argues that it is more appropriate to consider the site a part of Fase St. rather than an entirely different zone district.



www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:

Mensa Capital
Chuck Hoyt
660 Ada Drive SE
Suite 301
Ada, MI 49301

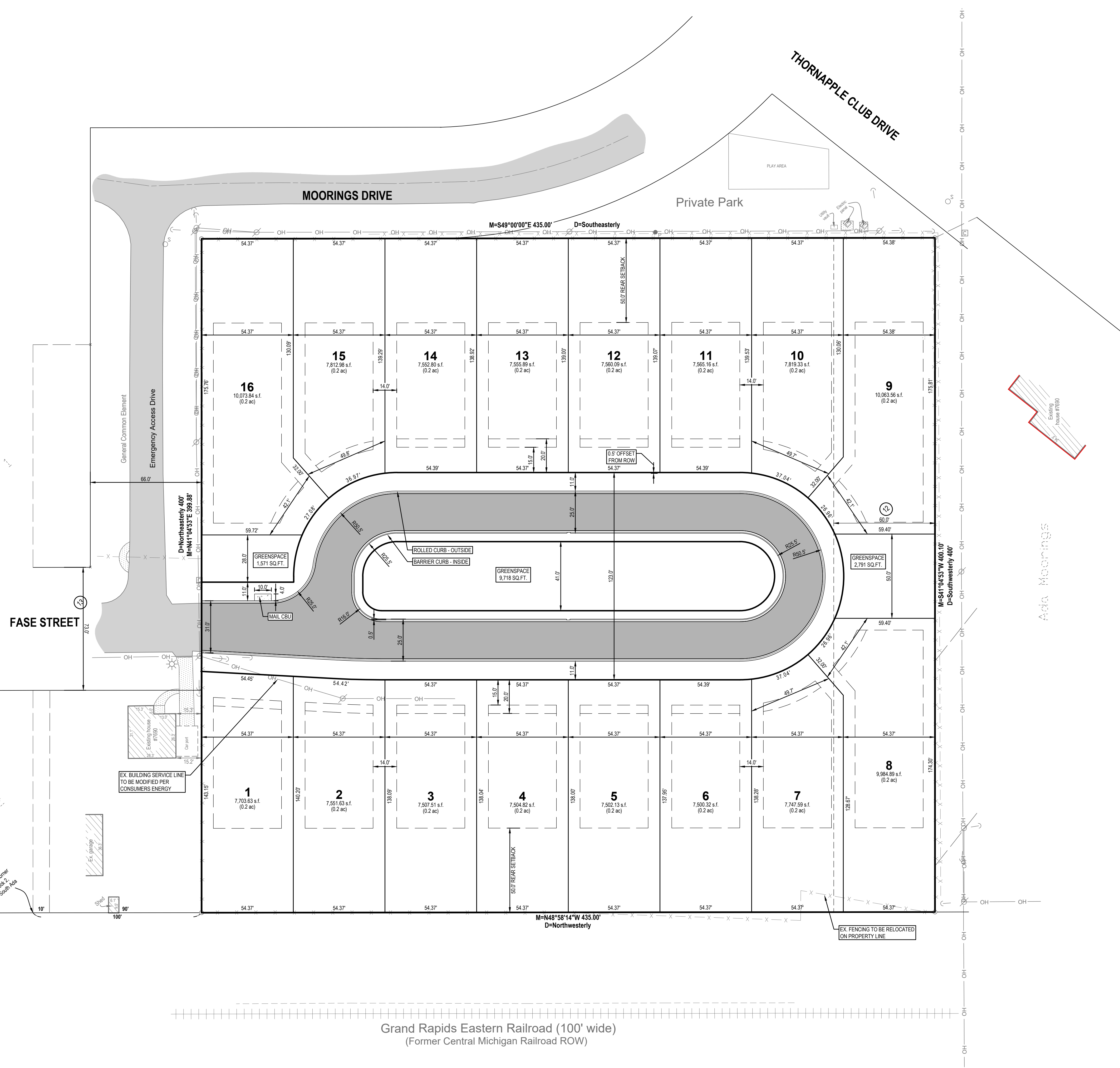
REVISIONS:

Title: Prelim. PUD Review
Drawn: JM Checked: KK Date: 06.18.20
Title: Prelim. PUD Submittal
Drawn: JM Checked: KK Date: 12.14.20

Village of South Ada
Block 3

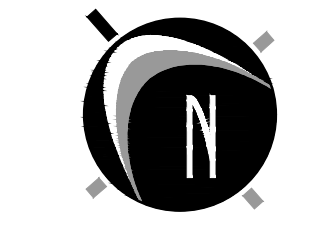
Village of South Ada
Block 2

Summary zone
of 12 blocks
Village of South Ada



LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)



0' 5' 30' 60'
SCALE: 1" = 30'

GENERAL NOTES

- 1) EXISTING ZONING OF PROPERTY: R-3, MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL R-3 ZONING REQUIREMENTS
 - A) MINIMUM LOT AREA = 13,500 SQ.FT.
 - B) MINIMUM LOT WIDTH = 90 FT.
 - C) MAXIMUM BUILDING HEIGHT = 35 FT
- 2) PROPOSED ZONING OF PROPERTY: PUD, PLANNED UNIT DEVELOPMENT PUD ZONING REQUIREMENTS
 - A) MINIMUM LOT AREA = 7,500 SQ.FT.
 - B) MINIMUM LOT WIDTH = 40 FT.
 - C) MAXIMUM BUILDING HEIGHT = 35 FT
- 3) SUMMARY OF LAND USE:
 - A) FRONT YARD = 30 FT.
 - B) SIDE YARD = 10 FT.
 - C) REAR YARD = 50 FT.
- 4) TOTAL ACREAGE = 3.99 ACRES (173,997 SQ.FT.)
- 5) TOTAL UNITS = 16 UNITS (SITE CONDOMINIUM)
- 6) TOTAL GREEN SPACE = 14,080 SQ.FT. OR 8%
- 7) TOTAL R.O.W. = 39,910 SQ.FT.
- 8) ZONING OF PARCELS TO NORTH = R-3 PUD & R-3 ZONING OF PARCELS TO WEST AND EAST = VR
- 9) THIS PROJECT IS LOCATED OUTSIDE OF THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE RATE MAPS.
- 10) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION, AND PAVING. THE DEVELOPER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- 11) UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS.
- 12) THIS PROJECT WILL BE SERVED BY PUBLIC UTILITIES, SANITARY SEWER, STORM SEWER, WATERMAIN, AND BURIED ELECTRICAL, TELEPHONE, CABLE TV, AND NATURAL GAS.
- 13) ALL LIGHTING WILL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL MEET ADA TOWNSHIP ORDINANCE REQUIREMENTS AND WILL BE INSTALLED AND MAINTAINED THROUGH THE APPROPRIATE LIGHTING AGENCY.

7699 FASE ST. PUD

Site Layout Plan

7699 Fase Street SE, Ada, MI 49301
PART OF THE SOUTHEAST 1/4 OF SECTION 34, T7N, R10W,
ADA TOWNSHIP, KENT COUNTY, MICHIGAN

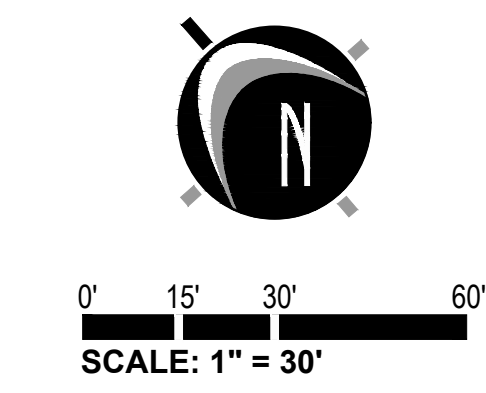
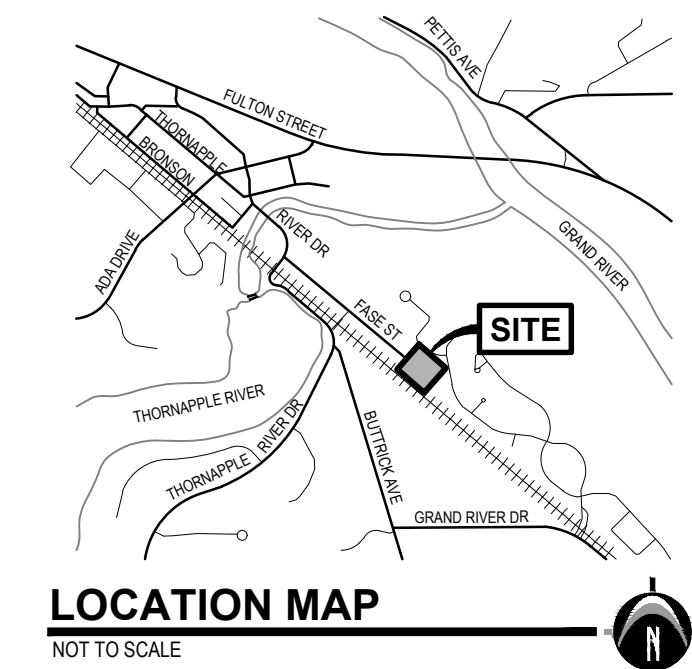
STAMP:

PROJECT NO:
18400482

SHEET NO:
C-102

PREPARED FOR:
 Mensa Capital
 Chuck Hoyt
 660 Ada Drive SE
 Suite 301
 Ada, MI 49301

REVISIONS:
 Title: Prelim. PUD Review
 Drawn: JM Checked: KK Date: 06.18.20
 Title: Prelim. PUD Submittal
 Drawn: JM Checked: KK Date: 12.14.20

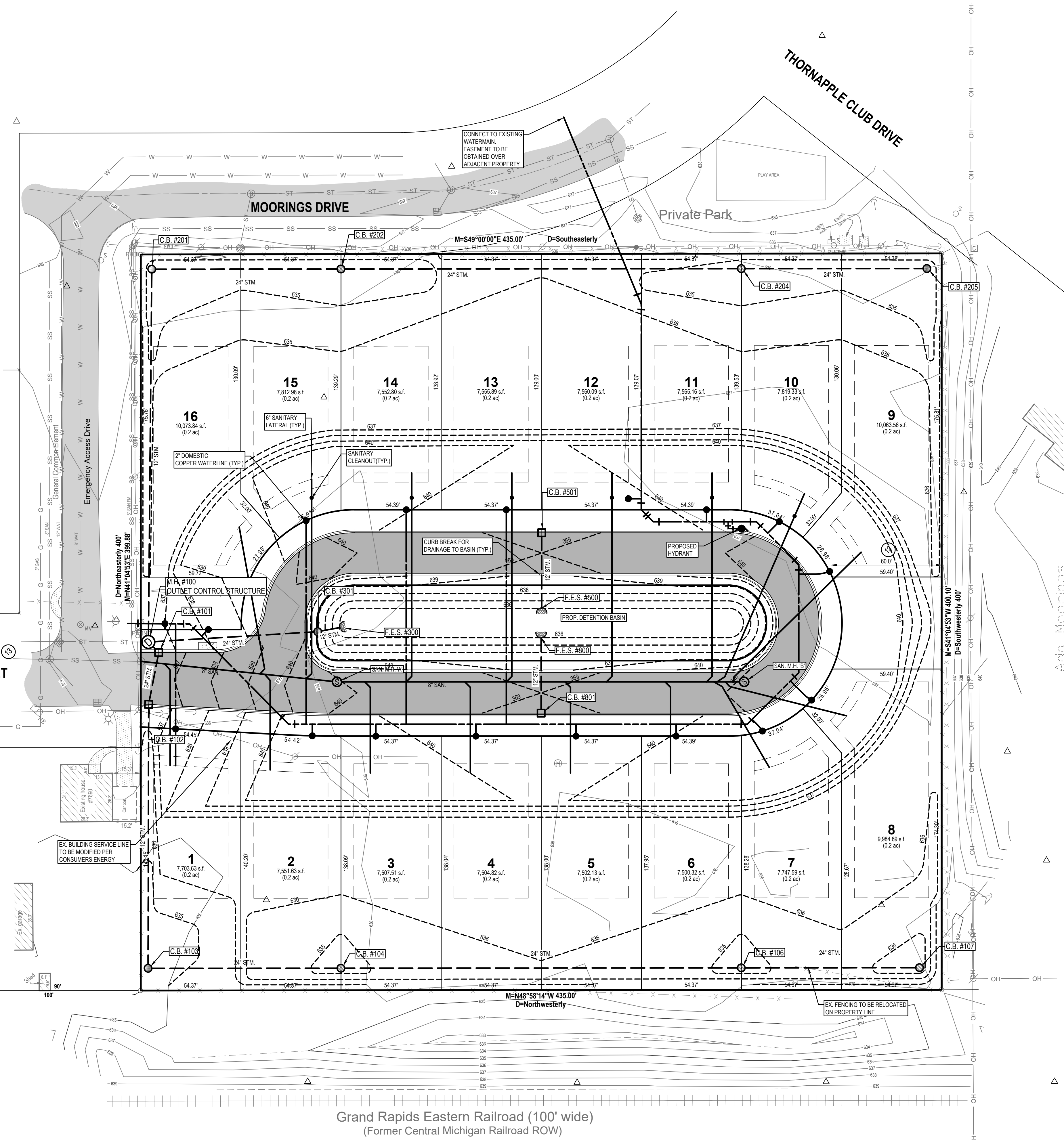


LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN

Village of South Ada
 Block 3

Village of South Ada
 Block 2



Grand Rapids Eastern Railroad (100' wide)
 (Former Central Michigan Railroad ROW)

7699 FASE ST. PUD
Preliminary Grading & Utilities Plan
 7699 Fase Street SE, Ada, MI 49301
 PART OF THE SOUTHEAST 1/4 OF SECTION 34, T7N, R10W,
 ADA TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

PROJECT NO:
 18400482

SHEET NO:
C-103

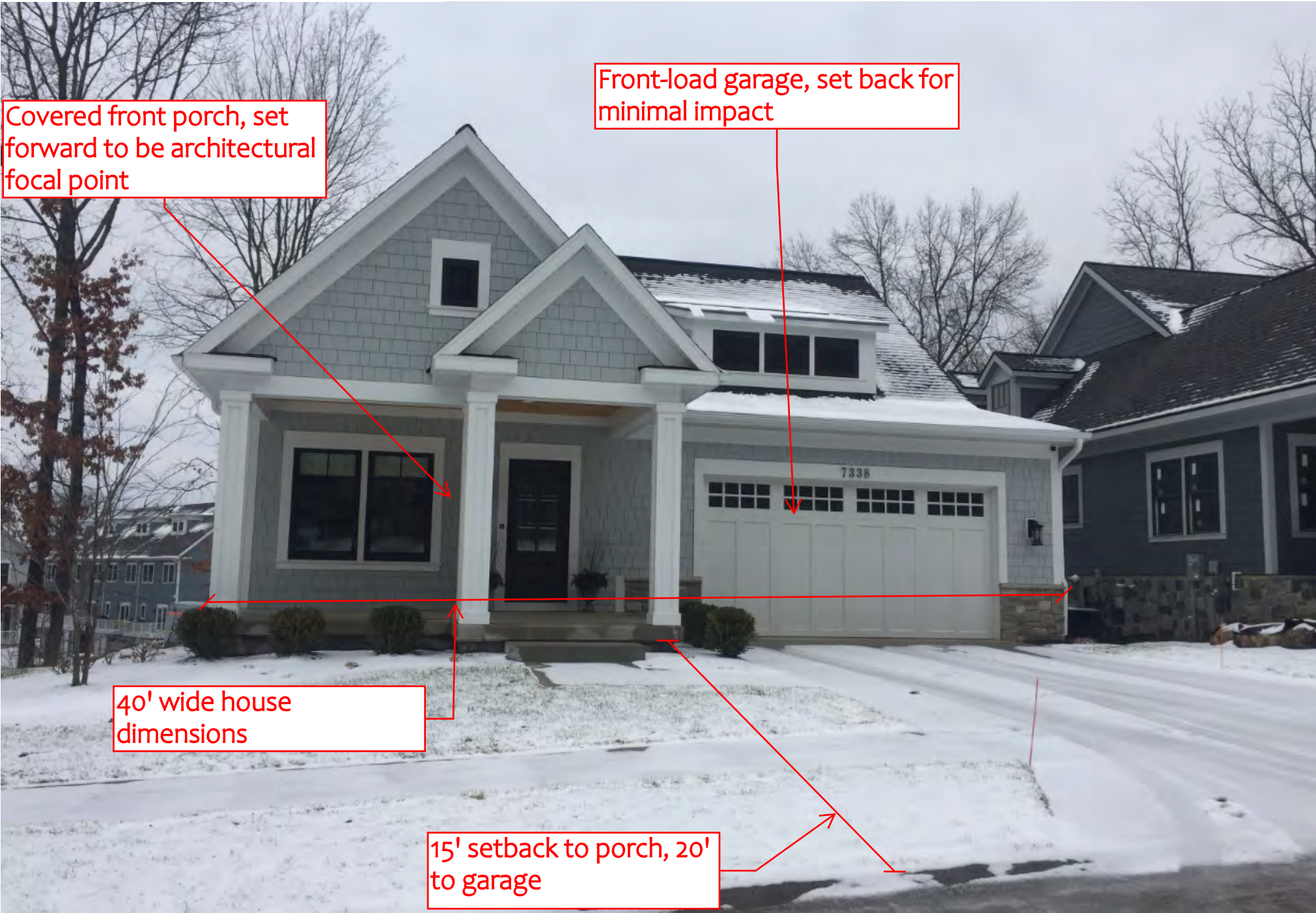
Sample Architecture

Covered front porch, set forward to be architectural focal point

Front-load garage, set back for minimal impact

40' wide house dimensions

15' setback to porch, 20' to garage





TRAFFIC ANALYSIS

7699 FASE STREET PROPOSED DEVELOPMENT

The following data was sourced from Trip Generation, 10th Edition (Institute of Transportation Engineers [ITE], 2017). This publication represents the industry standard for estimating trip generation and is based on a compilation of empirical trip generation surveys at locations throughout the country.

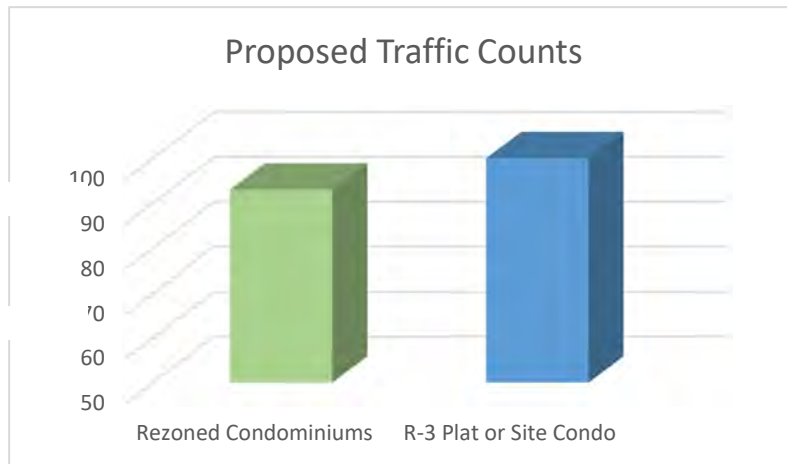
In the current 10th edition of Institute of Transportation Engineer's (ITE) Trip Generation Manual, the categorization for the proposed project would be considered single family detached residential (land use #210). Trip generation per day for detached, single family homes is estimated to be 10 trips per day, therefore, the total anticipated trips per day in a 16 unit development would be approximately 160. However, it is important to note that the 10th edition ITE manual no longer differentiates detached, single family condominiums from detached, single family units within a plat or site condominium. The last ITE manual that differentiated these uses was the 8th edition. In it, residential condominium trips rates were as low as 5.81 per unit. Using this calculation, the proposed project would anticipate approximately 93 trips per day.

The lower trip generation rate would be appropriate to use in this situation since the ITE manual does not take into account unit size, number of proposed bedrooms, or even anticipated number of residents per home. With the understanding that the proposed units will be smaller than a traditional, detached, single family residential unit and pursue a different target demographic, a lower trip generation rate more accurately reflects the end project and users.

Regardless of the trip generation multiplier used, traffic will increase on Fase Street with the addition of a new residential project. According to trip generation information provided by the Township, the approximate number of vehicles per day on Fase Street currently is 320. With the addition of the proposed project, the number of vehicles per day will grow by approximately 93 vehicles. Therefore, the total number of vehicles per day on Fase Street is estimated to increase to 413. This anticipated total number of vehicles is still well below the engineered design threshold of 1,000 vehicles per day for residential streets.

However, without the approval of the requested rezone, the parcel is still located in a highly desirable area and it can be expected that this site will be developed. As a R-3 zoned parcel, the site could support approximately 8 detached, single family homes in a plat or site condo. Utilizing the ITE trip generation statistics for a traditional, detached, single family home this would equate to approximately 80 trips per day under this scenario. Therefore, it can be supposed that nearly an equivalent number of vehicles will be added to Fase Street through either the rezoned condominium development or a more traditional single family home development. However, it is important to note

that a R-3 plat or site condo would likely yield larger homes with the option for three stall garages that would be out of context and out of character with the existing homes on Fase Street.

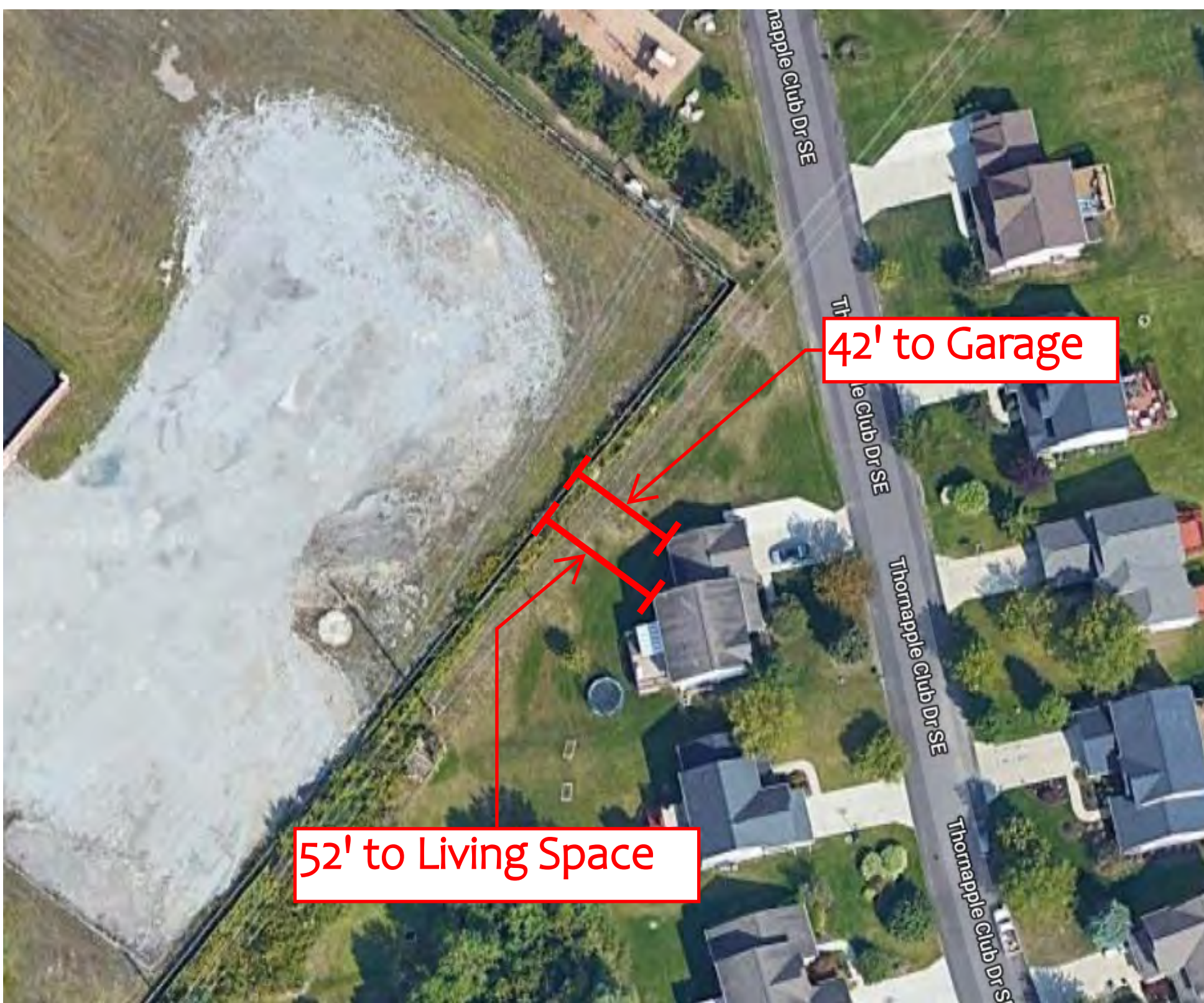


Last, it is also important to look at the greater traffic network to confirm that those roads have the appropriate engineering design and capacity to support an increase in traffic. The Grand Valley Metro Council (GVMC) maintains historic traffic count data in Kent County and the 2017 traffic volume count for Thornapple River Drive, north of Buttrick totaled 12,558. Therefore, assuming 93 additional trips per day are put onto Thornapple River Drive, the result is less than a one (1) percent increase in traffic in the greater road network.

Summary

Current Zoning: 80 Trips/Day

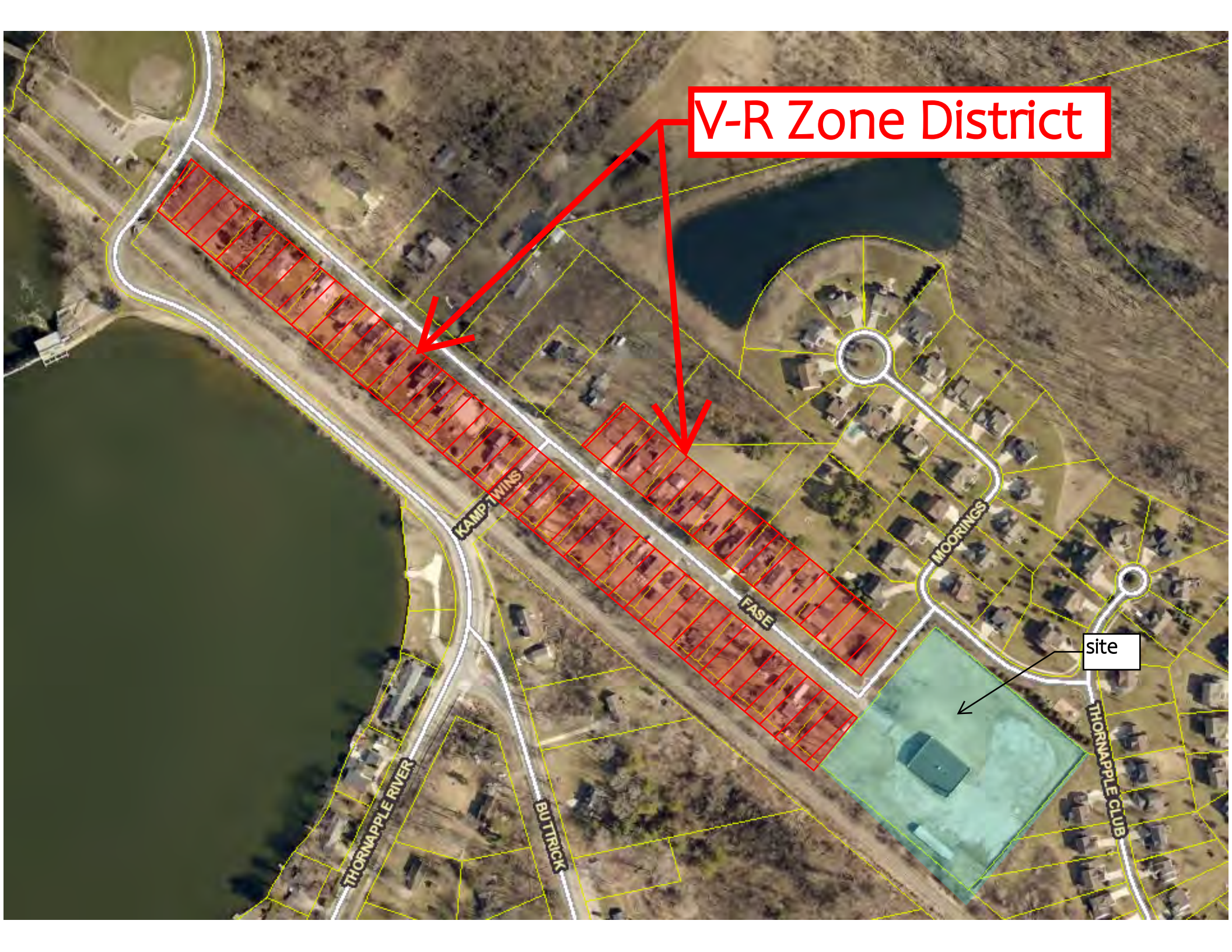
Proposed PUD : 93 Trips/Day



42' to Garage

52' to Living Space

V-R Zone District



KAMP TWINS

FASE

MOORINGS

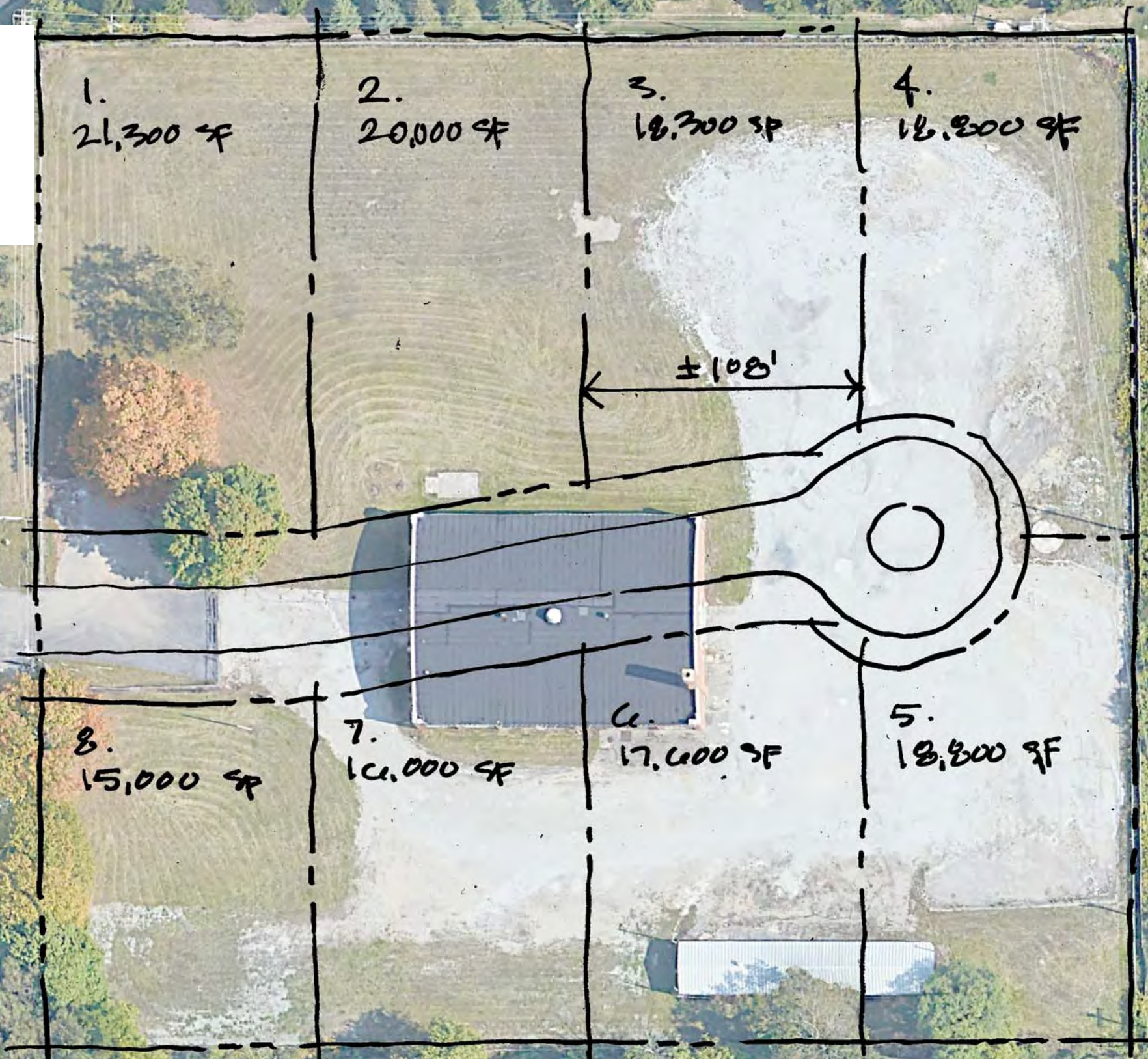
site

THORNAPPLE CLUB

THORNAPPLE RIVER

BUTTRICK

Potential layout under
current zoning.
R-3 90' width minimum



R-3 Conforming
8 Single Family
108' Lot Width

Sample architecture under current zoning



72' Wide House

Sample architecture under current zoning



70 Wide House

Sample architecture under current zoning



62' Wide House

Sample architecture under current zoning



72' Wide House