



## PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

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

### Applicant Information:

Name: Ufuk Turan  
Address: 7437 River Street SE, Ada, MI 49301  
Phone Number: (616) 581-6868 Email: uturan@zeyinturkishrestaurant.com

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

### Property Information:

Property Address: 7518 and 7524 Fase Street SE  
Parcel Number: 41-15-34-179-002 and 41-15-34-179-003  
Current Zone District Classification: VR (Village Residential)  
Name of Project: Fase Street Townhomes  
Summary Description of Project: Construction of (4) individual townhomes

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): Turan Date: 1-21-21

Property Owner's Signature(s): Turan Date: 1-21-21  
(If different than above)

### TO BE COMPLETED BY ADA TOWNSHIP

Application Received:	<u>1/21/21</u>	Initial:	<u>[Signature]</u>
	mm / dd / yy		
Application Fee of \$	<u>2<sup>00</sup> - 00</u>	Received:	<u>1/21/2021</u> Initial: <u>KA</u> Check # <u>6705</u> Receipt # _____
			mm / dd / yy
Escrow Deposit of \$	<u>1,000.00</u>	Received:	<u>1/21/2021</u> Initial: <u>KA</u> Check # <u>6707</u> Receipt # _____
			mm / dd / yy

Updated 11/20/18



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

January 21, 2021

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

Re: Fase Street Townhouses - **Preliminary PUD Submittal**  
7518 and 7524 Fase Street SE  
Ada, Michigan  
PPN: 41-15-34-179-002, 41-15-34-179-003

Dear Mr. Ferro and Mr. Bajdek:

Enclosed you will find four (4) sets of architectural drawings to share with the Development Review Committee members for a proposed four townhouse development on Fase Street.

On December 17, 2020, I introduced an affordable housing concept to the Planning Commission for the subject site. The presentation showed a 14,858 sqft 14-unit, two-story apartment building with 30 on-site surface parking stalls. The primary concerns that we heard from the Planning Commission members and the residents along Fase Street were regarding the project density and the scale/mass of the proposed building. As a result, we have completely revised our project to respectfully address those voiced concerns.

The enclosed submittal package shows our new concept of placing four individual townhomes on the site. The 4-5 bedroom townhouses range from 2,655 sqft to 2,791 sqft on two stories and have been designed with a unique style for each street facing facade. The differing facade treatments (materials, colors, shapes) provide a traditional neighborhood cadence which is appropriate for Fase Street.

An important part of this new concept is that, while these townhomes can properly function as a single-family home, we are proposing that each home provide the opportunity to house a different family on each floor, therefore making it a two-family dwelling. When set up for two families, the first floor family will enter the house through the front (Fase Street) door and garage, while the other family will enter the home through the rear door and garage with a stair leading to the second floor. While the likelihood is that two unrelated families will reside in the

home, the intentional separation of spaces may be beneficial for adult children living at home or when helping care for aging parents. Each family has the privacy of their own space, but can be easily accessible for communication and assistance.

Therefore, the density and the scale/mass of the structures have been significantly reduced from our first proposal. Our hope is that the Planning Commission members and the residents along Fase Street recognize our efforts and will offer support for this project.

The following is a summary of the project in relation to the zoning ordinance:

The site sits on the west side of Fase Street just south of Georgie's Consignment Shop and is comprised of two parcels. 7518 Fase Street is a vacant wooded parcel; 7524 Fase Street has a small two-story home and separate garage structure. The elevated grade of the Grand Rapids Eastern Railroad runs along the west property line and an existing home lies to the south.

The site is located in the "VR" Village Residential District which is intended for single-family dwellings, but allows for several other home types by special use (i.e. family day care homes, group day care homes, adult day care homes, adult foster care group homes). The VR District also allows for other uses by way of an approved planned unit development. This home project is being submitted under the PUD regulations to allow for a creative approach to the development of two-family residential dwellings.

Under the PUD concept, this project will align closely with the basic site regulations for the overlying VR District as follows:

	<b>Regulation</b>	<b>Proposed</b>
Maximum building height:	35 feet	34 feet, 8 inches (meets)
Minimum front setback:	15 feet	15 feet (meets)
Minimum side setback:	7 feet	7 feet (meets)
Minimum rear setback:	50 feet	50 feet (meets)
Minimum lot area:	7,000 sqft	6,543 sqft (-457 sqft)
Minimum lot width:	50 feet	49.5 feet (-6 inches)

Based on the review of these standards, the proposed townhouse development closely meets the intent of the district requirements.

- Architectural Character

While the floor plans of the four townhomes are similar, the street appearance of each home is uniquely different from one another. The exterior materials include a combination of horizontal lap siding, board-n-batten siding, stone veneer and wood accents. The windows and doors will be of different shapes, colors and mullion patterns. Roof materials include asphalt shingles of different colors and a standing seam metal shed roof.

The building forms, materials used and the landscape design is intended to provide an aesthetic complementary to the other homes along Fase Street.

- Site Lighting

The building elevations identify traditional wall mounted light fixtures directing light onto the face of the homes. In addition, pendant can lights may be used under the front porches to offer a welcoming glow to visitors. No pole mount lights are proposed.

- Landscaping

The landscaping will provides a mix of evergreen and deciduous trees and shrubs, ornamental grasses, and perennials concentrated to the front of the townhouses. Additional landscaping material maybe provided to screen the mechanical equipment pads found between the townhomes. There are no requirements for buffer or greenbelt landscaping in the VR District.

- Mechanical Equipment

A pad for air-conditioning equipment will be provided between the buildings and will be screened from the street with tall ornamental grasses.

- Parking

Each townhouse is served by two separate one-stall garages and two paved parking spaces. Per the ordinance parking standards, a two-family dwelling unit must provide 2.2 parking stalls for a 2 or 3-bedroom home. Therefore, 4 parking stalls are required per townhome site.

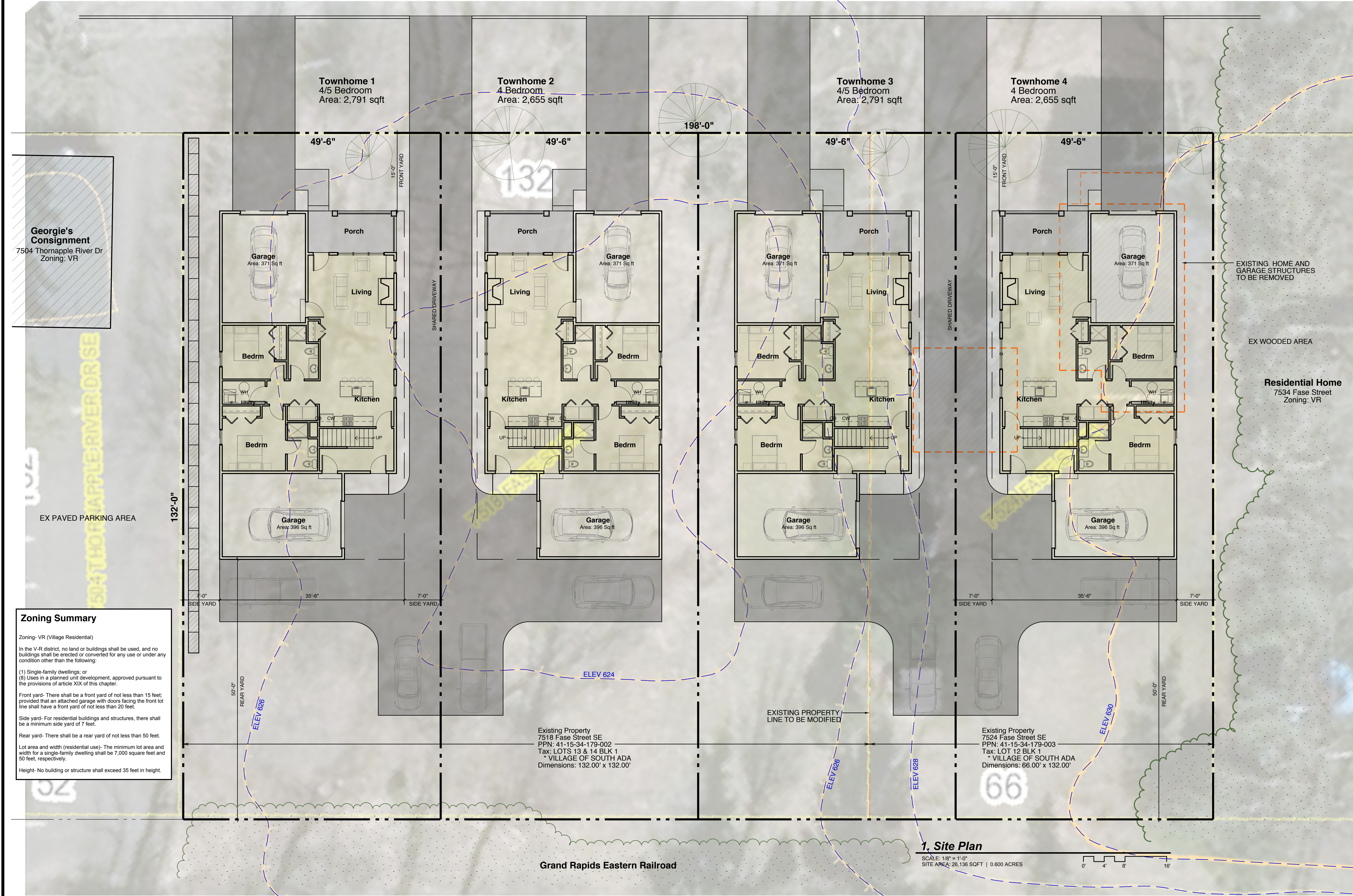
Please let me know if any further information is necessary in preparation of the Planning Commission hearing on February 18, 2021. Thank you for your time with this matter.

Sincerely,  
Ken Dixon, Architect  
Dixon Architecture

Cc: Ufuk Turan



FASE STREET SE  
Zoning opposite side of street: R3



Georgie's Consignment  
7504 Thornapple River Dr  
Zoning: VR

EX PAVED PARKING AREA

**Zoning Summary**

Zoning-VR (Village Residential)

In the V-R district, no land or buildings shall be used, and no buildings shall be erected or converted for any use or under any condition other than the following:

(1) Single-family dwellings; or  
(8) Uses in a planned unit development, approved pursuant to the provisions of article XIX of this chapter.

Front yard- There shall be a front yard of not less than 15 feet; provided that an attached garage with doors facing the front lot line shall have a front yard of not less than 20 feet.

Side yard- For residential buildings and structures, there shall be a minimum side yard of 7 feet.

Rear yard- There shall be a rear yard of not less than 50 feet.

Lot area and width (residential use)- The minimum lot area and width for a single-family dwelling shall be 7,000 square feet and 50 feet, respectively.

Height- No building or structure shall exceed 35 feet in height.

Grand Rapids Eastern Railroad

1. Site Plan

SCALE: 1/8" = 1'-0"  
SITE AREA: 26,136 SQFT | 0.600 ACRES



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Fase Street Townhomes

7518-7524 Fase Street SE  
Ada, Michigan

Site Plan



Revisions:

Project No: 220042

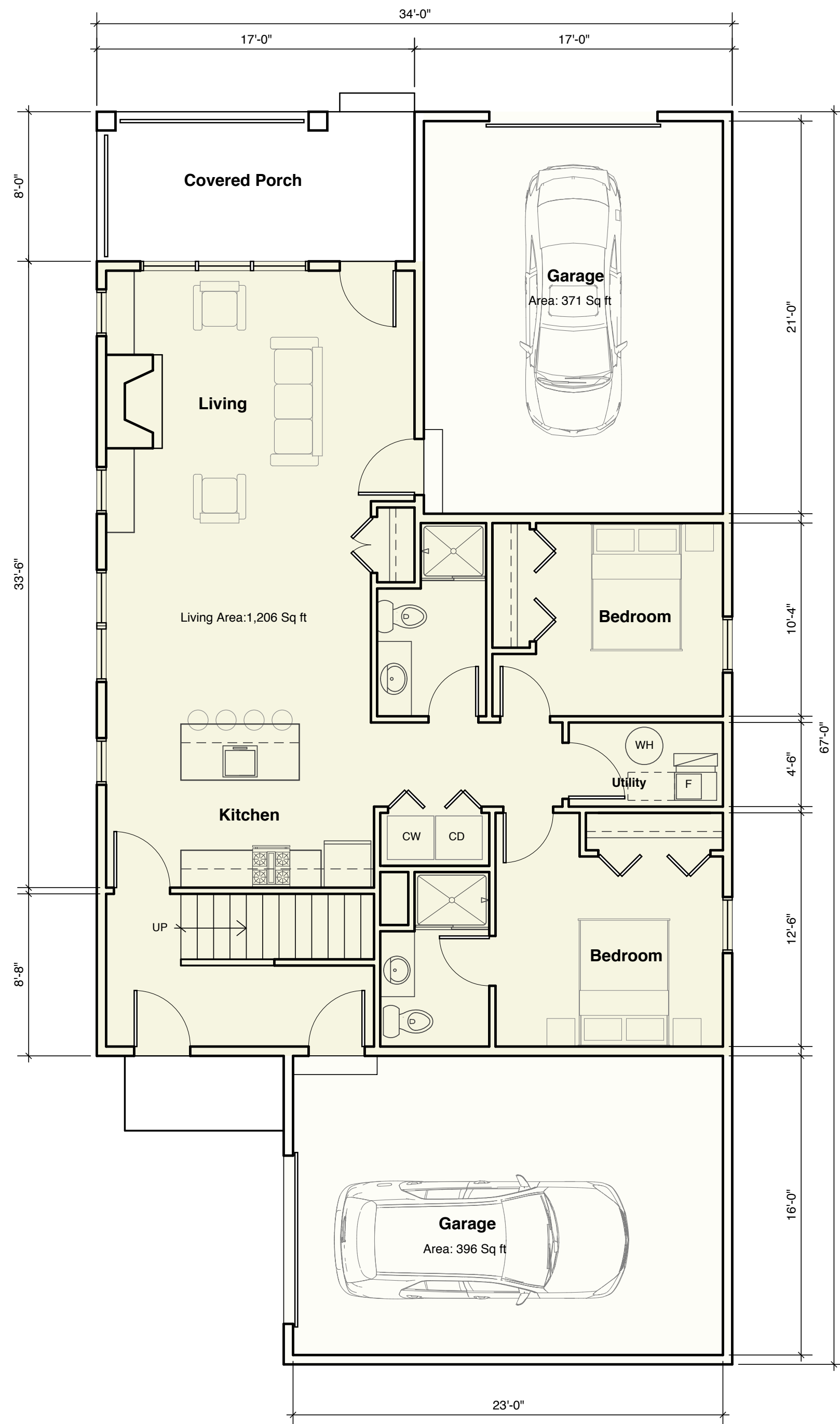
Issue Date: 1/21/21

Reviewer: KCD

Drawn By: KCD

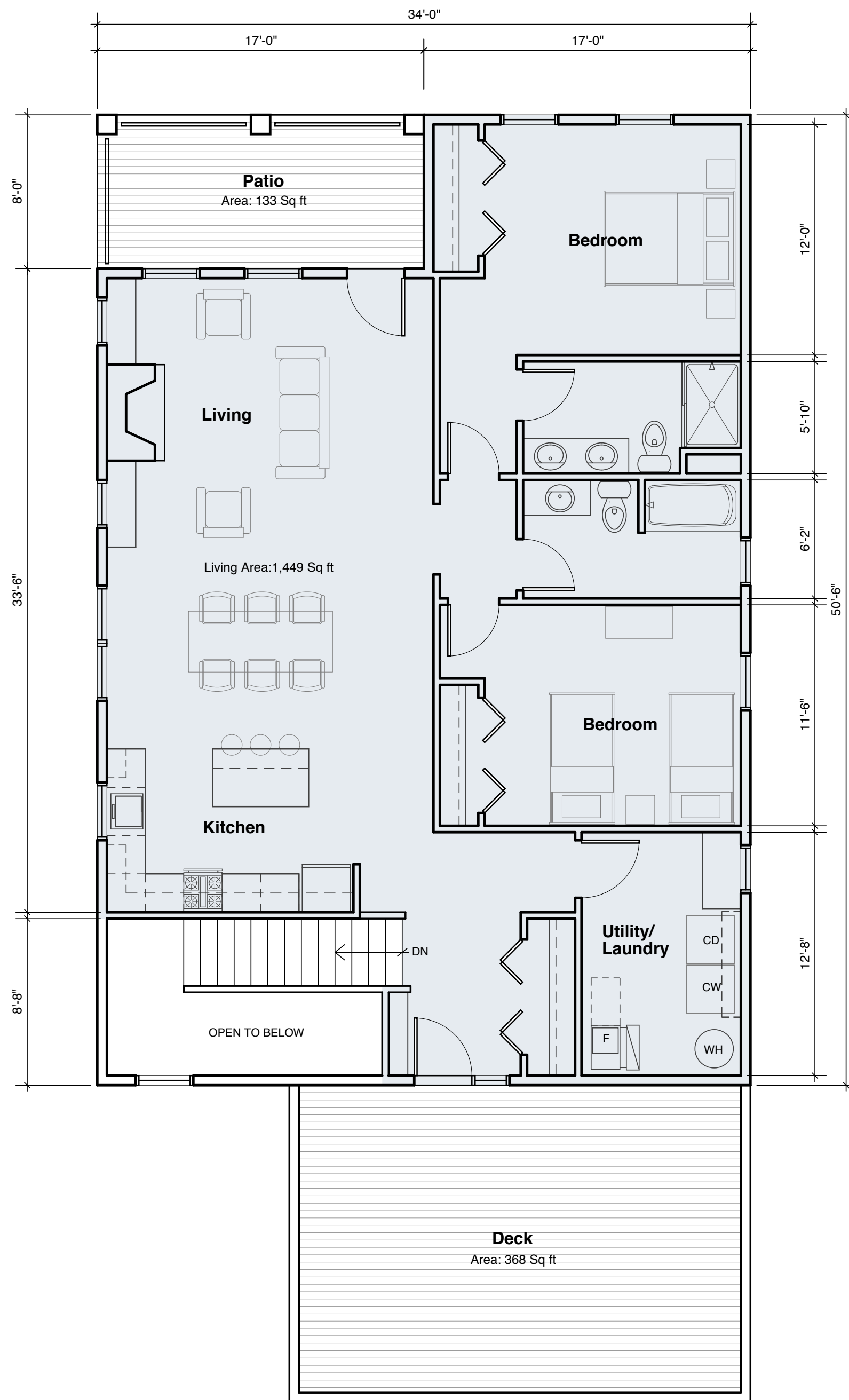
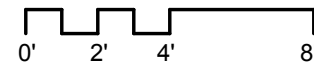
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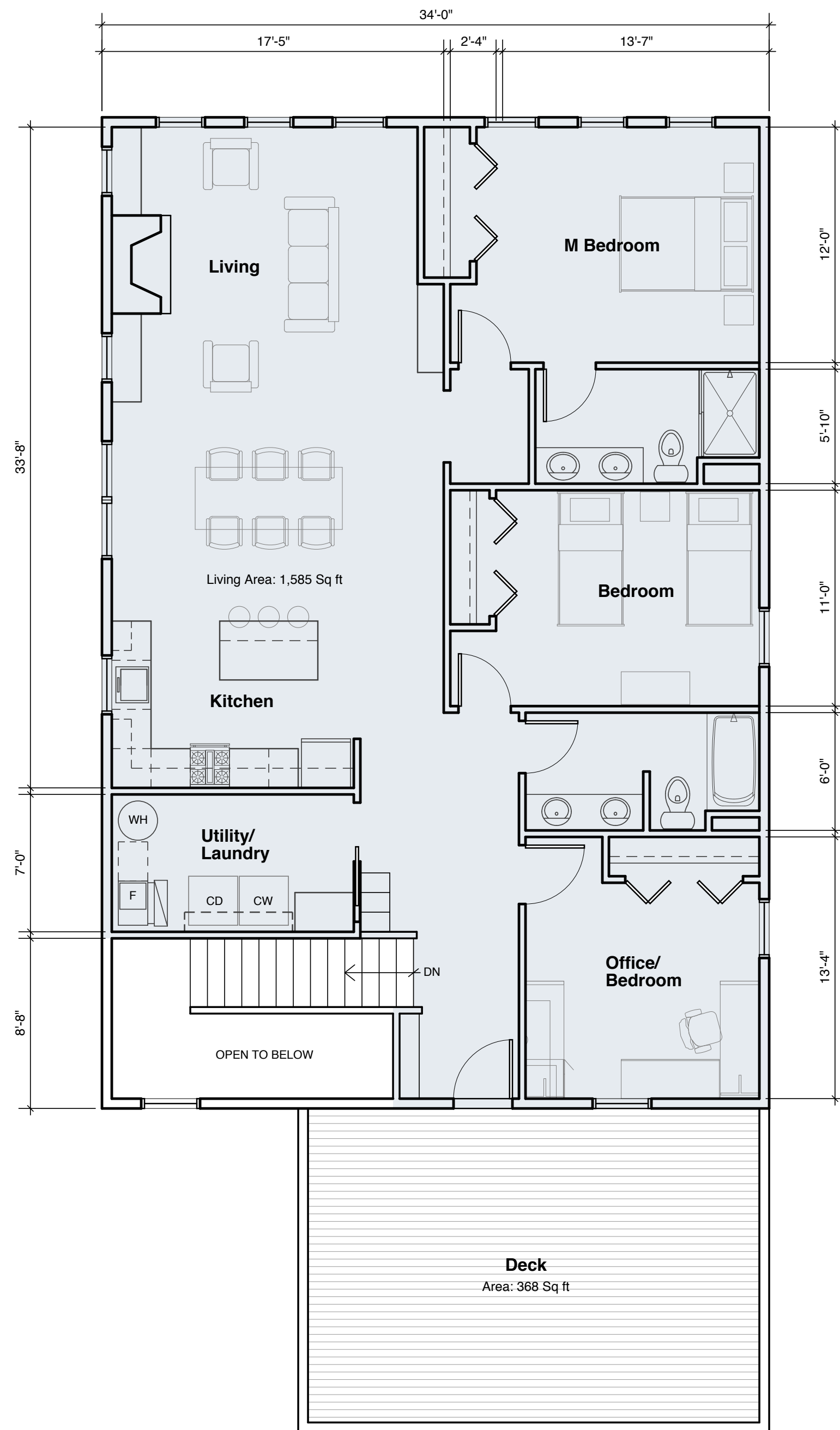
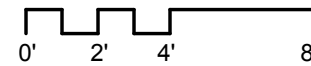
1. First Floor Plan

SCALE: 3/16" = 1'-0"  
FLOOR AREA: 1,206 SQ FT  
GARAGE AREA: 767 SQ FT



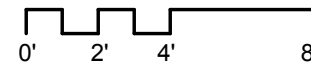
2A. Second Floor Plan (deck on front)

SCALE: 3/16" = 1'-0"  
FLOOR AREA: 1,449 SQ FT



2B. Second Floor Plan (built out over porch)

SCALE: 3/16" = 1'-0"  
FLOOR AREA: 1,585 SQ FT



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Fase Street Townhomes  
7518-7524 Fase Street SE  
Ada, Michigan  
Foor Plan



Revisions:

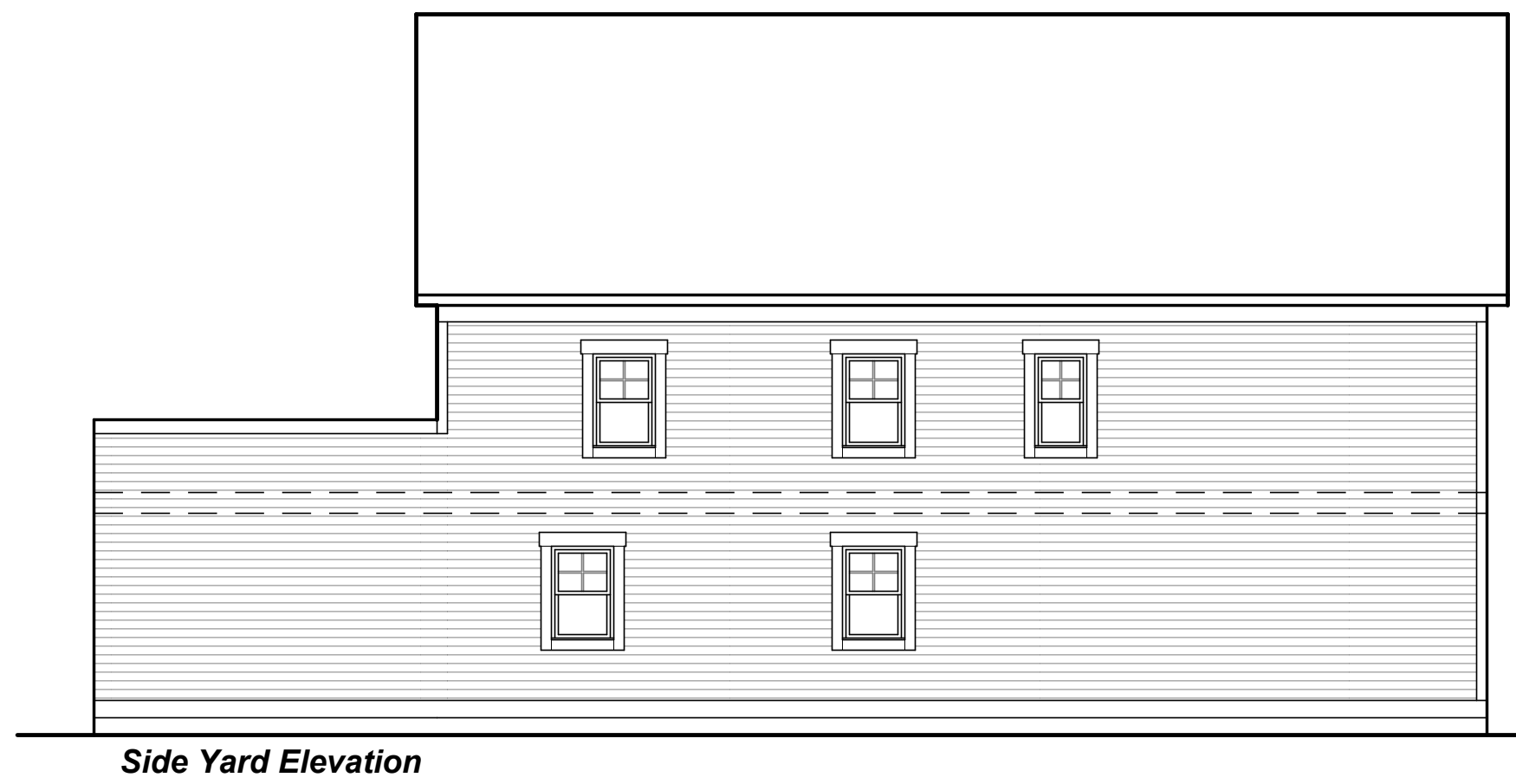
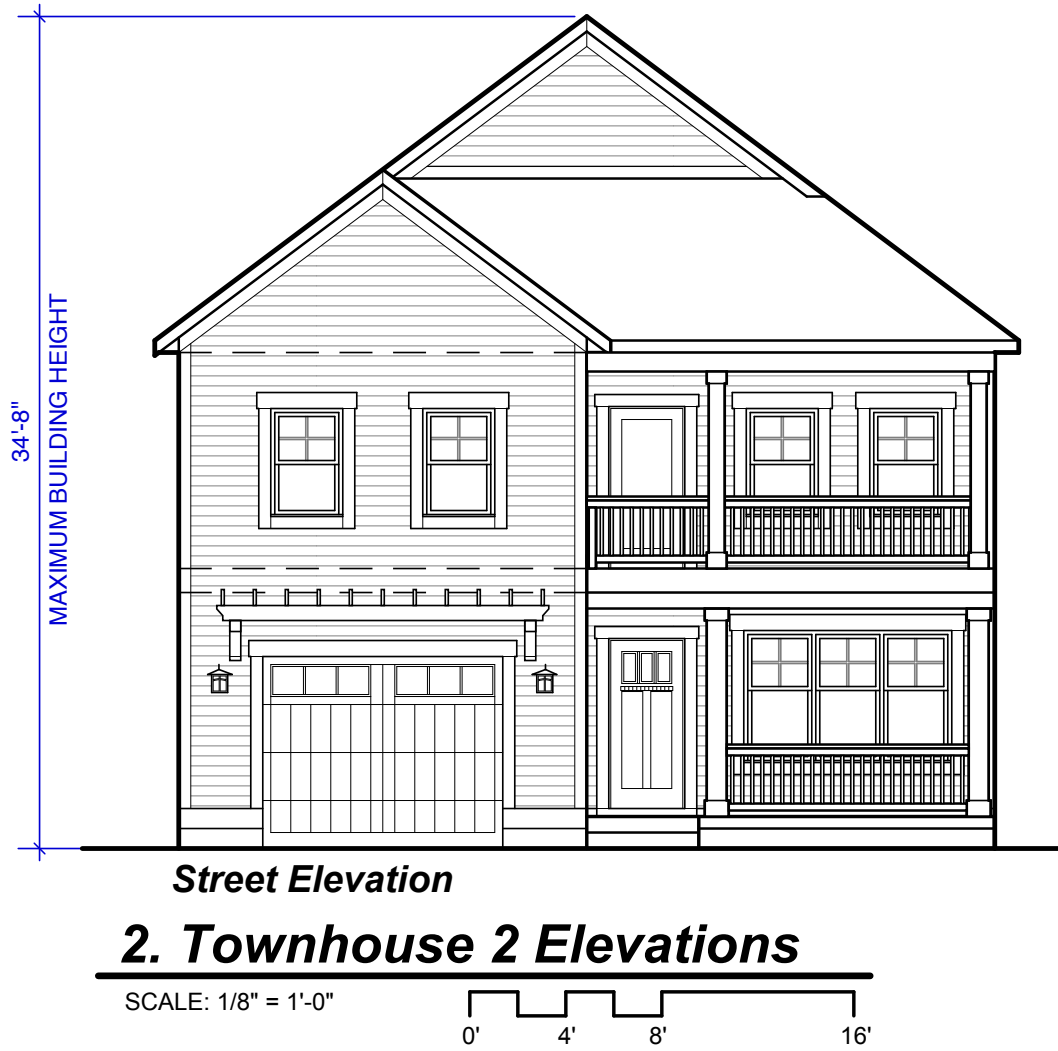
Project No: 220042

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Reviewer: KCD

Drawn By: KCD

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**2. Townhouse 2 - Street Elevation**



**1. Townhouse 1 - Street Elevation**



**4. Townhouse 4 - Street Elevation**



**3. Townhouse 3 - Street Elevation**





1. Fase Street Elevation



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Fase Street Townhomes  
7518-7524 Fase Street SE  
Ada, Michigan  
Townhouse Renderings



Revisions:  
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