

CHARTER TOWNSHIP OF GRAND RAPIDS
COUNTY OF KENT, MICHIGAN
SUPPLEMENT NO. 2
OF THE
GRAND RAPIDS CHARTER TOWNSHIP MASTER PLAN



APPROVED BY THE PLANNING COMMISSION AND THE TOWNSHIP BOARD

December, 2023

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GRAND RAPIDS CHARTER TOWNSHIP MASTER PLAN

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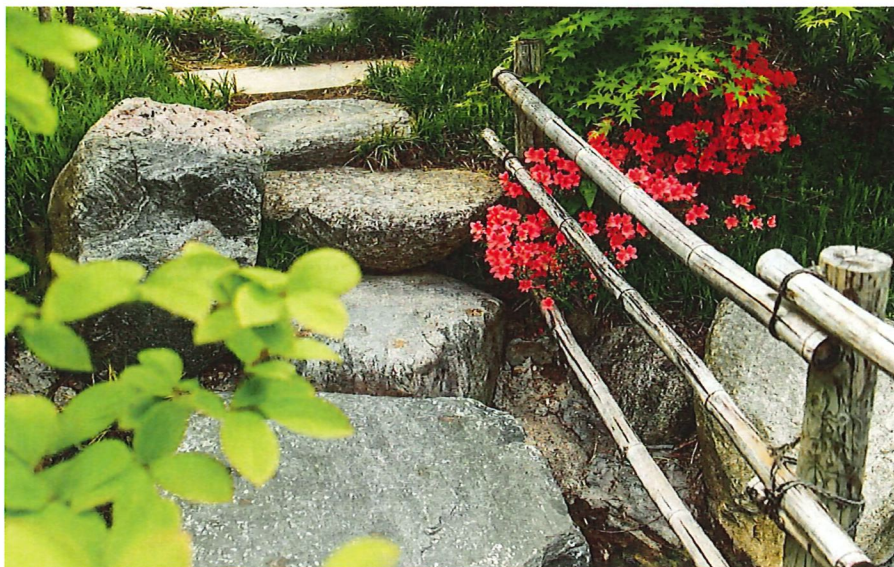
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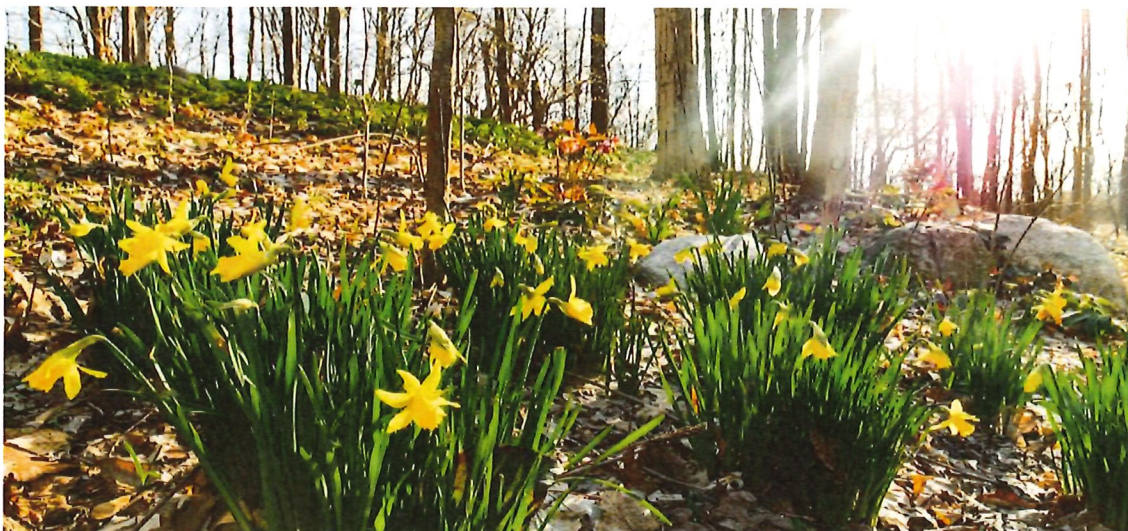
CONTENTS

CHAPTER 1 - INTRODUCTION	1
CHAPTER 2 - UPDATED TOWNSHIP PROFILE; SIGNIFICANT TOWNSHIP LAND USE CHANGES AND OTHER TOWNSHIP APPROVALS SINCE SUPPLEMENT NO. 1	4
CHAPTER 3 - TOWNSHIP LAND USE CHARACTERISTICS AND POLICIES.....	18
CHAPTER 4 - SUMMARY AND ANALYSIS OF CURRENT LAND USES	26
CHAPTER 5 - FUTURE LAND USES.....	34
THE SOUTHEAST CULTURAL AREA	35
THE LEGACY AREA	37
THE EAST GARDENS AREA	39

THE NORTHEAST RURAL AREA	44
THE ORCHARD HIGHLANDS AREA	47
CHAPTER 6 - IMPLEMENTATION OF THE MASTER PLAN	54

APPENDIX

1. Future Land Use Map
2. Wetland Inventory Map
3. Drain Inventory Map
4. Sanitary Sewer Atlas
5. Watermain Atlas
6. School District Map
7. Non-Motorized Trail Map
8. Vacant Parcel Map
9. Current Street Map
10. Current Zoning Map



CHAPTER 1

INTRODUCTION

Over many years, the Township Board and Planning Commission of Grand Rapids Charter Township have adopted plans for the future development, use and preservation of lands in the Township. A Township Master Plan was first adopted in 1955. Subsequent plans were approved in 1979, 1990, and 2007. The 2007 Plan was amended by Supplement No. 1 in 2013.

This Supplement No. 2 of the Master Plan is an amendment of the 2007 Master Plan and the 2013 Supplement No. 1. It has been prepared by the Planning Commission and approved by the Township Board, following study and deliberation by both bodies concerning the land use changes that have occurred in the Township since the 2013 Supplement and for the purpose of adopting additional or modified plans for future land use in the Township.

The Township's amendments of the 2007 Master Plan are consistent with the Plan's statement about the importance of periodic amendments: "The Plan's goals, land use information... and other pertinent data should be reviewed and revised as necessary so that the Plan can continue to serve as a valid guide to the growth of the Township."

Moreover, the Michigan laws on planning and zoning emphasize the importance of local land use planning. The Planning Enabling Act of 2008 provides that: "a planning commission shall make and approve a master plan as a guide for development within the planning jurisdiction. ... At least every 5 years after adoption of a master plan, the planning commission shall review the master plan and determine whether to... amend the master plan or adopt a new master plan."

Similarly, the Michigan Zoning Enabling Act of 2006 states:

A zoning ordinance shall be based upon a plan designed to promote the public health, safety, and general welfare, to encourage the use of lands in accordance their character and adaptability, to limit the improper use of land, to conserve natural resources and energy, to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation industry, trade, service, and other uses of lands, to ensure that uses of the land shall be situated in appropriate locations and relationships... to lessen congestion on the public roads and streets, to reduce hazards to life and property, to facilitate adequate provision for a system of transportation... sewage disposal, safe and adequate water supply, education, recreation, and other public requirements, and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources, and properties. A zoning ordinance shall be made with reasonable consideration of the character of each district, its peculiar suitability for particular uses, the conservation of property values and natural resources, and the general and appropriate trend and character of land, building, and population development.

This Supplement No. 2 continues the pattern for future land use planning first adopted in 2013. For planning purposes the Township is divided into five geographic areas. Each of them encloses lands that currently have similar or related land use features. These are described in the commentary included for each Area. There is, likewise, a commentary on the recommended future land uses for each Area. The recommendations may, in some cases, support a continuation of current land uses; in other cases, complementary or differing uses are proposed, based on expected changes in local conditions, likely increases in land use density and other factors.

The Supplement makes clear that the planning Areas do not correspond to the zoning districts shown on the Township's zoning map. These districts are established under the terms of the zoning ordinance; the land uses permitted in the districts are exclusive; no others are permitted. The Master Plan and this Supplement, on the other hand, are policy documents. They set the Township's informed vision for future land uses. Thus, the Plan and this Supplement are a guide for the future; the zoning ordinance and the zoning map state the land use requirements for the present.

The Township's 2007 Master Plan, as amended by this Supplement, will serve the public, Township officials, boards and commissions and private landowners in several important ways:

1. The Plan is the most inclusive presentation of the Township's policies and goals for continuing and projected land use, development, and preservation. It takes account of current land uses and conditions; evaluates expected changes in population, street traffic patterns, potential utility extensions and other land use influences; and presents the Township's most informed policies about how, where, and to what extent specified land uses will most favorably occur in the future.

2. The Plan is the primary guide for the Planning Commission and Township Board as they consider and decide zoning changes and other approvals under the zoning ordinance.

3. Other Township decision-making will be based, at least in part, on the Plan, including such matters as capital expenditures, street improvements, water supply and sanitary sewer extensions, stormwater drainage controls, non-motorized trails, acquisition of recreation and park lands, and a variety of other decisions in the public interest.

4. By expressing the Township's policies on future land use, the Plan will assist property owners, the business community, neighboring municipalities, new residents of the Township, and others, as they make their own plans and decisions about land uses.

5. In general, the Plan provides the basis for well-regulated land use for residents, businesses, and public entities. It will, in addition, guide the extension of public services, land use collaboration with contiguous municipalities, acquisition of land for public use, preservation of natural areas, and many other public decisions and private initiatives that will support the Township as a place to live and work, to establish businesses, to engage in recreation and thereby enhance the qualities of life so characteristic of Grand Rapids Charter Township.



CHAPTER 2

UPDATED TOWNSHIP PROFILE; SIGNIFICANT TOWNSHIP LAND USE CHANGES AND OTHER TOWNSHIP APPROVALS SINCE SUPPLEMENT NO. 1 OF THE MASTER PLAN

This Chapter replaces Chapter 2, Community Profile, in the 2007 and 2013 Supplement No. 1 Comprehensive Plan.

POPULATION CHARACTERISTICS

Between 2010 and 2021, the Township population increased by 2,239 persons, a 13.4% increase, for a total in 2021 of 18,900 persons. By comparison, the 2021 population of Cascade Township was 19,667; that of Ada Township was 14,388; that of Plainfield Township was 33,535, and that of Cannon Township was 14,379.

Table 1 compares the population change for the Township with that of the surrounding townships between 2010 and 2021.

Table 1
Population Change
Grand Rapids Charter Township and Surrounding Townships and Cities
2000-2010

Township	2010	2020	2021	Absolute Change	% Change
Ada Township	13,142	14,388	14,412	1,270	9.6%
Cascade Charter Twp.	17,134	19,667	19,701	2,567	14.9%
City of East Grand Rapids	10,694	11,371	11,389	695	6.5%
City of Grand Rapids	188,040	198,917	197,416	9,376	4.9%
Grand Rapids Charter Twp.	16,661	18,905	18,900	2,239	13.4%
City of Kentwood	48,707	54,304	54,141	5,434	11.2%
Plainfield Charter Twp.	30,952	33,535	33,713	2,761	8.9%
Cannon Township	13,336	14,379	14,421	1,085	8.1%
Kent County	602,622	657,974	658,046	55,424	9.2%

Table 2 shows the percentage change in the population of the Township and the surrounding townships and cities for each decade since 1990.

Table 2
Historical Population Change
Grand Rapids Charter Township, Surrounding Townships and Cities and Kent County
1990-2021

Municipality	Census Totals					2021	Absolute Change since 1990	% Change since 1990
	1990	2000	2010	2020				
Ada Township	7,578	9,882	13,142	14,388	14,412	6,834	90.1%	
Cascade Charter Twp.	12,869	15,107	17,134	19,667	19,701	6,832	53.1%	
City of East Grand Rapids	10,807	10,764	10,694	11,371	11,389	582	5.3%	
City of Grand Rapids	189,126	197,800	188,040	198,917	197,416	8,290	4.3%	
Grand Rapids Charter Twp.	10,760	14,056	16,661	18,905	18,900	8,140	75.6%	
City of Kentwood	37,826	45,255	48,707	54,304	54,141	16,315	43.1%	
Plainfield Charter Twp.	24,946	30,195	30,952	33,535	33,713	8,749	35.1%	
Cannon Township	7,928	12,075	13,336	14,379	14,421	6,493	81.9%	
Kent County	444,506	574,335	602,622	657,974	658,046	213,540	48.1%	

Table 2A Shows the Township Population change from 1990 to 2021.

Table 2A
Historic Population Change by Decade
Grand Rapids Charter Township
1990-2021

Year	Population	% Change
1990	10,760	15.77%
2000	14,056	30.63%
2010	16,661	18.5%
2020	18,905	13.47%
2021	18,900	.0265%

Tables 3, 4 and 5 show updated changes in population characteristics, including median age, age distribution and racial diversity for the Township and other communities.

Table 3
Median Age
Grand Rapids Charter Township, Surrounding
Townships and Cities and Kent County 2021

Municipality	Median Age	% Under 18	% Over 65
Ada Township	41.0	35.7%	14.5%
Cascade Charter Twp.	41.9	32.6%	17.2%
City of East Grand Rapids	37.7	40.7%	10.6%
City of Grand Rapids	32.8	29.1%	12.4%
Grand Rapids Charter Twp.	41.5	30.7%	18.3%
City of Kentwood	34.6	31.6%	14.3%
Plainfield Charter Twp.	41.2	29%	18.2%
Cannon Township	41.1	32.9%	13.5%
Kent County	36.0	29.9%	14.6%

Table 4
Age Distribution in Population
Grand Rapids Charter Township
2021

Age	2021	
	2021	% of Total
Under 5 years	821	4.3%
5 to 17 years	3,305	17.5%
18 to 29 years	2,966	15.6%
30 to 39 years	2,138	11.4%
40 to 49 years	2,718	14.4%
50 to 59 years	2,642	14.0%
60 to 69 years	1,964	10.4%
70 Years and Older	2,351	12.4%
Total Population	18,905	100%

Table 5
Racial Diversity
Grand Rapids Charter Township, Surrounding
Townships and Cities and Kent County 2021

Municipality	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Hispanic or Latino	Two or more races	Total
Ada Township	12,539	87	72	590	0	504	620	14,412
Cascade Charter Twp.	17,043	571	39	709	19	808	512	19,701
City of East Grand Rapids	10,501	114	11	182	0	228	353	11,389
City of Grand Rapids	105,222	36,325	790	5,528	0	30,994	18,557	197,416
Grand Rapids Charter Twp.	16,234	397	19	1,134	19	643	454	18,900
City of Kentwood	29,778	10,070	162	4,981	54	5,252	3,844	54,141
Plainfield Charter Twp.	29,430	877	169	236	0	1,450	1,551	33,713
Cannon Township	13,340	101	0	361	14	317	288	14,421
Kent County	464,580	70,411	4,606	22,374	658	74,359	21,058	658,046

Housing Characteristics

Table 6 compares the percent change in the number of housing units in the Township in 2010 and 2021.

Table 6
Percent Change in Number of Housing Units
Grand Rapids Charter Township and Kent County
2010-2021

Municipality	Housing Units		
	2010	2021	% Change
Grand Rapids Charter Twp.	6,342	7,164	11.5%
Kent County	227,239	267,016	14.9%

Table 7 compares the types of housing unit occupancy between the Township and Kent County 2021.

Table 7
Housing Unit Occupancy as a Percent of Total Housing Units
Grand Rapids Charter Township and Kent County
2021

Housing Units	Grand Rapids Charter Township	% Total Housing Units	Kent County	% of Total Housing Units
Owner Occupied	6,297	87.9%	186,911	70%
Renter Occupied	426	6.0%	66,761	25%
Vacant	441	6.1%	13,344	5%
Total:	7,164	100%	267,016	100%

Table 8 shows the ages of housing units in the Township for 2021.

Table 8
Housing Units by Age of Structure
Grand Rapids Charter Township
Pre-1950 - 2020

Age of Housing Units in 2020	Grand Rapids Charter Township Number of Total Housing Units	Housing Units as Percent of Total Housing Units in Township
Prior to 1950	478	7%
1950 to 1959	691	11%
1960 to 1969	703	11%
1970 to 1979	672	10%
1980 to 1989	680	11%
1990 to 1999	1272	19%
2000 to 2010	1175	18%
2011 to 2020	822	13%
Total	6,493	100%

Table 9 shows the value of new construction building permits in the Township for 2010-2021.

Table 9
New Construction Building Permits
Grand Rapids Charter Township
2010-2021

Year	New Housing Units	Total Residential Value	Average Cost Per Housing Unit	New Commercial Buildings	Total Commercial Value	Average Cost Per Commercial Building	Total New Construction Value
2010	69	10,713,615	155,270	32	23,074,605	721,081	33,788,220
2011	63	8,561,010	135,889	62	28,266,270	455,908	36,827,280
2012	67	8,792,225	131,227	49	210,598,115	216,288	19,390,340
2013	83	24,804,991	298,855	2	9,800,000	4,900,000	34,604,991
2014	70	25,528,200	364,689	1	31,000	31,000	25,559,200
2015	59	22,038,237	373,529	15	8,582,985	572,199	30,621,222
2016	47	19,856,034	422,469	7	7,031,681	1,004,526	26,887,715
2017	43	12,716,155	295,725	37	30,958,830	836,725	43,674,985
2018	49	23,567,093	480,961	4	22,354,508	5,588,627	45,921,601
2019	48	16,681,169	347,524	4	6,706,712	1,526,678	23,387,881
2020	37	15,845,320	428,252	32	33,885,135	1,058,910	49,730,455
2021	44	25,531,184	580,254	6	6,793,645	1,132,274	32,324,829



SIGNIFICANT TOWNSHIP LAND USE CHANGES AND OTHER TOWNSHIP APPROVALS FROM 2011 THROUGH 2021

2011

- A parcel of land at the southwest corner of Cascade Road and Forest Hill Avenue was rezoned to neighborhood commercial PUD for a Walgreens Pharmacy.
- The rezoning of a parcel of land at 1515 East Beltline Avenue NE to the PUD-3 District for Early Advantage Daycare Center was adopted.
- A special land use for ITT Technical Institute to renovate and re-use an existing building in the C Commercial District at 1612 Four Mile Road, in the Northtown Shopping Center, was approved.
- The rezoning of a parcel of land on East Beltline Avenue NE for the Rainbow Child Development Center was approved.
- A special land use was approved for a church building and site for Ada Bible Church on a parcel of land in the SR Suburban Residential District at 3953 Knapp Street NE.
- The final preliminary site condominium plan for Lakes at Knapp North and the site plan for Lakes at Knapp South (now Balsam Waters) were approved.
- A memorandum of understanding between the Township and Aquinas College to regulate the Aquinas College weir, affecting water levels in Reeds Lake and Coldwater Creek, was entered into.
- The Sunshine Community Church special land use was amended to permit the replacement of an existing ground sign and the installation of a new sign at the Four Mile Road entrance to the church property.
- The final preliminary site condominium plan of The Preserve at Arbor Hills was approved.

2012

- The Meijer Gardens special land use was amended to authorize the development of the Richard and Helen DeVos Japanese Garden, consisting of gardens, a pond, waterfalls, and other amenities.
- The final preliminary site condominium plan of Balsam Waters was approved.
- The final preliminary site condominium plan of Cielo Site Condominium was approved.
- The Comprehensive Plan was amended to revise the land use designation for the former Lifestyle Center Planned Unit Development lands at East Beltline Avenue NE and Three Mile Road NE, as applied for by Rainier Investments, for the proposed Spectrum Health medical and healthcare facility.
- Chapter 22A of the Township zoning ordinance, establishing the Health Care and Commercial/Residential Uses Mixed-Use PUD District (HC-PUD), was adopted.
- A special land use was approved for Aquinas College to establish college student housing at 1903 Robinson Road.
- An ordinance was adopted to establish the Forest Hills Center Planned Unit Development, located at the southeast corner of Forest Hill Avenue and Ada Drive.
- Ordinances amending the Township zoning ordinance regarding signs and outdoor dining at eligible restaurants were adopted.
- An ordinance was adopted establishing the Spectrum Health Planned Unit Development on the former LC-PUD lands on East Beltline Avenue, south of Three Mile Road.
- Expenditures for the construction of sanitary sewer and water main at Three Mile Road and Dunnigan Avenue were approved.
- A special land use for Milestones Daycare Center at 4519 Cascade Road SE was approved.

2013

- The final preliminary site condominium plan for the Copperwood North Site Condominium was approved.
- A special land use was approved for the renovation and use of an existing building by Cornerstone University at 300 East Beltline Avenue NE for university purposes.
- A zoning ordinance amendment establishing revised and additional provisions for temporary outdoor commercial sales was adopted.
- The Township Board adopted a Capital Improvements Plan for the Township.

- The Township Board adopted an updated Township Park and Recreation Plan.
- The Township Board considered amendments in the Celadon New Town PUD, including an increase in the residential component of the development.

2014

- A special land use for Kuyper College to convert and use an existing dwelling as a student dormitory at 3370 Bird Ave was approved.
- A special land use for Forest View Psychiatric Hospital located at 1055 Medical Park Drive and application for site plan approval in C-2 District lands at 1055 & 1001 Medical Park Drive and 1000 Parchment Drive were approved.
- Frederik Meijer Gardens & Sculpture Park application for R-1 rezoning and special land use for parking lot F located at 800 East Beltline Avenue was approved.
- A special land use application submitted by Frederik Meijer Gardens & Sculpture Park for additional lands at 3300, 3420 & 4300 Leonard Street was approved.
- The Catholic Secondary Schools application for a special land use (1-year extension to existing use) for a stadium and site improvements at 2770 Knapp Street was approved.
- A revised PUD plan submitted for further development of the lands located at 2333 East Beltline Avenue NE, for a Goodwill store and other uses, was approved.
- Rezoning of parcel located at 3300 Leonard Street NE was approved.

2015

- A zoning ordinance amendment for signs; PUD Districts; trailers in R-1 District and other provisions was approved.
- Balsam Waters and Waterleaf's request to amend previously approved site condominium plans for the residential development located at Knapp Street and Maguire Avenue was approved.
- Spectrum Health's additional signage at 2750 East Beltline Avenue was approved.
- Frederik Meijer Gardens' request to amend its special land use to include maintenance building additions and improvements at 3420 Leonard Street was approved.

2016

- PVL Investments' request for a special land use for the Provisions Living home for the elderly or retired to be located at 730 Forest Hill Ave was approved.
- A zoning ordinance amendment for changes in the SR, R-1, C-2, C-1 and C Districts; accessory buildings and uses; nonconforming buildings and uses; changes in Chapters 6, 7, 10, 11, and 12 and other provisionary uses approved.
- MRE Cascade's request to amend the current special land use to include use of a proposed additional building as an extension of the Milestones Day Care at 4527 Cascade Road was approved.
- Porter Hills' request to amend the current PUD to permit a 24-square-foot monument sign at 105 East Paris Avenue was approved.
- NorthStar Commercial's request for a special land use for patio/al fresco dining at the Noco's restaurant at 4609 Cascade Road was approved.
- Forest Hills Preserve's request for R-PUD rezoning of a 31.11-acre parcel at 2409 Knapp Street was approved.
- Birds Trail's proposal for a residential site condominium, consisting of 16 single-family detached dwellings, to be located on a private road extending west from Bird Avenue was approved.

2017

- Frederik Meijer Gardens' request to amend its special land use to include building additions and improvements at 1000 East Beltline Avenue was approved.
- Frederik Meijer Gardens' request to amend its special land use to include a newly proposed site master plan was approved.
- A zoning ordinance amendment in Chapter 27 for shared driveways was approved.
- A zoning ordinance amendment for shared driveways in the OR-PUD District; changes in the SR & R-1 Districts; and for a commercial landscaping special land use was approved.
- The Provisions Living request for a major amendment in its special land use, for a home for elderly or retired, located at 730 Forest Hill Avenue was approved.
- Blackhawk Site Condominium's request for a multi-phase residential site condominium to be constructed on 35 acres at 4010, 4100 & 4150 Michigan Street was approved.
- Quick-Mart's application for sign alteration on commercial property located at 888 Forest Hill Avenue was approved.

- Mr. Bill's request to permit a special land use for a commercial landscape business at 4475 and 4481 Knapp Street was approved.
- The Planning Commission determined that a further amendment in the Master Plan, as previously amended in 2013, was not necessary, but tentatively concluded to prepare either a new Master Plan or an additional Supplement to the Plan following the release of data from the 2020 U.S. census.

2018

- Growing Smiles' request to rezone two parcels of land at 2625 and 2643 East Beltline Avenue from the R-1 District to the OR-PUD was approved.
- An application to rezone seven parcels of land at 2743, 2715, 2665, 2571, 2455, 2425, and 2415 East Beltline Avenue from the R-1 District to the OR-PUD for potential development south of Three Mile Road, was approved.
- Knapp North's request to amend the site plans for a parcel of land, originally known as Pinnacle Ventures, and another parcel, currently known as Kessler's Diamonds, was approved.
- Blackhawk Site Condominium's request for a Phase II residential site condominium, to be constructed on 35 acres at 4010, 4100 and 4150 Michigan Street, was approved.
- Mayflower Congregational Church's request to amend its special land use to permit the addition of a new entrance canopy and the reconfiguration of existing parking and playground areas at 2345 Robinson Road was approved.
- Franklin 3300 Beltline's requests to rezone a parcel of land at 3300 East Beltline Avenue NE from the SR Suburban Residential District to the R-PUD Residential Planned Unit Development District, for its proposed The Grove at Watermark multi-family dwelling development, was approved.
- The special land use of Katerberg-VerHage Landscaping was amended to permit its current commercial landscaping services to continue operating on its current site at 3717 Michigan Street was approved.
- Twin Lakes Nursery's request for a special land use to permit commercial landscaping services to continue operating on its current site, totaling 34.4 acres on Michigan Street, was approved.

2019

- Provision Living/ARCO Construction's request to amend their special land use at 730 Forest Hill Avenue, to include the addition of 19 dwelling units in five duplex buildings and three triplex buildings, was approved.

- West Michigan Community Bank's request to rezone property at 885 Patterson Avenue to the C General Commercial District, and to be combined with 4797 Cascade Road, for the construction of a bank branch, was approved. The property was the former Mast Heating & Cooling and, earlier, Cascade Rentals
- Katerberg VerHage's request for amendments in its special land use for its existing commercial landscape business in the SR Suburban Residential District at 3717 Michigan Street was approved.

2020

- Zoning Ordinance amendments for additional permitted uses in the C General Commercial District were approved.
- Celadon New Town's request for Amendment No. 6 in its PUD at 2000 and 2120 Leffingwell Avenue was approved.
- Forest Hills Preserve R-PUD rezoning request, for a residential development on a 31.11-acre parcel at 2409 Knapp Street was approved.
- BDR, Inc.'s request to rezone a parcel of land at 50 Crahen Avenue and 4445 Fulton Street from the C-2 Suburban Office District to the O-PUD Office Planned Unit Development District was approved.
- Franklin 3300 Beltline's application for an amendment for two parcels totaling 11.19 acres at 3300 East Beltline Avenue was approved.
- Knapp North PUD/Ace Hardware's request for amendment No. 1 in its planned unit development at 2333 East Beltline Avenue was approved.

2021

- Knapp Valley Gardens' request for a special land use for its commercial landscape business at 4100 and 4120 Knapp Street was approved.
- Cascade Hills Country Club's request for a special land use for a 77-space parking lot addition was approved.
- Evergreen Townhomes/Wheeler Development Group's R-PUD rezoning for 10.4 acres located at 3141, 3199 and 3333 East Beltline Avenue, adjacent to Kuyper College, was approved.
- Avanterra/Forest Hills Preserve's request for a major amendment in its R-PUD at 2409 Knapp Street NE, for multi-family dwelling, was approved.
- Mr. Bill's special land use to operate a commercial landscape business at 4475 and 4481 Knapp Street that had been previously approved, was revoked.

- TowerCo's special land use request for a 125-foot wireless communication tower on property owned by the Township at 533 East Beltline Avenue SE was approved.
- Learning Experience Daycare's request for a major O-PUD amendment and site plan approval for a 3.45-acre parcel at 3300 East Beltline Avenue was approved.
- University of Michigan Health-West's request for alteration of an existing non-conforming sign at 4055 Cascade Road was approved.

2022

- The Township Board adopted Township Ordinance No. 537 to amend the Spectrum Health Planned Unit Development to approve an additional 3-story, 116,000 square-foot building on the site of the original Spectrum building for medical offices, outpatient orthopedic surgical procedures and related medical care.
- The Township Board adopted Township Ordinance No. 538 to rezone five land parcels on Dunnigan Avenue from the HC-PUD Healthcare and Commercial/Residential uses Planned Unit Development District to SR Suburban Residential District.
- A Township Board resolution was adopted, imposing a one-year moratorium on rezoning applications, new planned unit development applications and certain types of amendments in the text of the Township zoning ordinance, in view of the pending preparation of Supplement No. 2, which would amend the Township's 2007 Master Plan, as the plan had previously been amended by Supplement No. 1, adopted in 2013.

2023

- Meadowood Townhomes, at 3300 East Beltline Avenue, a 96-unit rental apartment community of 20 buildings, was approved through an amendment of the Franklin Partners Residential Planned Unit Development ordinance. Meadowood Townhomes would be located immediately south of The Grove apartment community, with vehicle access off the east side of East Beltline Avenue.
- The final preliminary site condominium plan of The Reserve at Knapp Bluff, a site condominium of 40 site condominium units, for one single-family dwelling each, was approved. The site condominium would be located at 4700 Knapp Street and would comply with the provisions of the SR Suburban Residential District.
- The preliminary plat of Braeburn, consisting of 8 lots for one single-family dwelling each, located at the end of Braeburn Street, east of Forest Hill Avenue, was tentatively approved.
- The Township moratorium on new zoning applications and certain zoning ordinance text amendments that had been adopted in December, 2022, was terminated, as of July 11, 2023, upon recommendation of the Planning Commission and in view of the Commission's expedited schedule of meetings for preparation and completion of proposed Supplement No. 2 of the Township's Master Plan.

- The site plan of Coldwell Banker, realtors, for the renovation and enlargement of its real estate sales office at 4488 Cascade Road was approved by the site plan review committee.
- The special land use of MVP Athletic Club-Crahen, a sports and fitness facility at 115 Crahen Avenue, for additional outdoor sports facilities and other improvements, was approved.
- The zoning ordinance was amended to define and limit the minimum floor area of a dwelling; to add provisions on solar energy equipment as an accessory use to provide energy for the property on which it is located; and to amend the R-PUD and OR-PUD districts with respect to frontage and locational requirements for duplexes and multiple-family dwellings.



CHAPTER 3

TOWNSHIP LAND USE CHARACTERISTICS AND POLICIES

This Chapter replaces, in their entirety, Chapter 3 of the Township's 2007 Master Plan (titled Comprehensive Plan) and Chapter 3 of the 2013 Supplement No. 1 of the Master Plan.

GENERALLY

1. The Township has carefully planned and zoned for appropriate land uses in selected locations for many decades. The first zoning ordinance was adopted as early as 1935, even before Michigan adopted a Township Zoning Act. The Township's first Master Plan was approved in 1955; subsequent master plans were adopted in 1979, 1990 and 2007. Subsequent zoning ordinances were adopted in the 1950s, 1979 and 2004; and each of them was amended many times to accommodate changing conditions and increasing land development.

2. The lands in the Township are substantially developed for permitted land uses. While there are vacant parcels of land, some of them seem less likely for more intense development as they lie outside of the public water supply and public sanitary sewer service districts.

3. Perhaps a reason for the somewhat fulsome development and use of Township lands is that the Township is much smaller than other townships. Instead of the usual township area of 36 square miles, Grand Rapids Township consists of only about 15 square miles, as a result of annexation of Township lands by the adjacent city of Grand Rapids and the incorporation of East Grand Rapids as a city.

4. For decades, most of the land development in the Township has been the construction and use of single-family homes. This began in earnest in the 1950s and has steadily continued.

5. In recent years, several apartments and attached condominium developments have been approved and established along the northern portion of East Beltline Avenue and on Knapp Street, near Highway I-96.

6. Office and commercial land uses have developed in suitably zoned areas, including along portions of East Beltline Avenue, Cascade Road and Plainfield Avenue.

7. There are no industrial land uses or areas in the Township. The zoning ordinance does not include a district for industrial uses.

8. A significant feature of the Township is East Beltline Avenue, the only major north-south street in eastern Kent County. It extends for the entire north-south length of the Township.

9. The Township has established public parks for both active and passive recreation, including the Township Park on East Beltline Avenue and, most recently, Crahen Valley Park at Crahen Avenue and Leonard Street.

10. The Township has established and continues to enlarge an extensive and widely used system of non-motorized recreational trails.

11. The Township has a variety of public facilities and private amenities, including public schools, a nationally recognized botanic garden and outdoor sculpture park, extensive healthcare facilities, medical offices, a country club and golf course, a college, several private lakes and two county parks.

12. The Township has retirement homes, nursing homes, independent living facilities for the elderly, a private hospital and several churches.

13. For many years, the Township has had its own fire department and three Emergency Response Stations. It contracts for certified medical responders and emergency vehicles stationed in the Township.

14. There is a convenient system of public streets throughout the Township. Numerous private residential streets are in use, under Township zoning regulations.

15. Much of the Township is served by a public water supply system and a public sanitary sewer system.

16. There are several publicly maintained and improved stormwater drainage districts, overseen by the County Drain Commissioner.

17. The Township has adopted, and periodically updates, a Capital Improvements Plan, which incorporates a Parks and Recreation Plan for the Township.

TOWNSHIP RESIDENTIAL LAND USES AND POLICIES

1. The Township's predominant land use is single-family detached dwellings. Many of these are located in residential plats approved by the Township. Other homes are located on separate land parcels outside of plats. Still others are located in planned unit development districts, whereby homes are usually situated in a development that includes undeveloped open space for recreational or passive uses.

2. The Township's predominant single-family residential character should be encouraged and continued.

3. Residential areas and communities should be reasonably separated from commercial and other non-residential uses, to avoid conflicts and to preserve property values.

4. Residential development that preserves existing natural areas of trees, scenic views and open space should be encouraged.

5. Residential plats and other residential developments should be located in areas served by the public water supply system and the public sanitary sewer system.

6. Residential developments established through the use of a planned unit development district which includes a significant portion of undeveloped natural areas should be encouraged.

7. Internal sidewalks connected to an adjacent public sidewalk or trail should usually be required in residential developments.

8. If a proposed residential development is to be located along street frontage which is planned for inclusion in the Township's recreational trail network, or if such frontage could serve as a potential location for a public recreational trail, the Township should ordinarily require that sufficient public street frontage be reserved for the future construction and use of such a trail.

9. In locations where proposed residential developments may be in close proximity to commercial uses or other non-residential uses, appropriate means to moderate the impact of such non-residential uses by means of landscaped buffers, open space, sight barriers or other measures should be required.

10. Private streets to serve residential developments should be carefully regulated, to assure long-term maintenance and periodic improvement.

11. To help maintain single-family residential property values, the Township has adopted ordinance provisions that limit the opportunity for so-called infill development, that is, construction of dwellings on small-size vacant lands in established plats, if the result would cause overcrowding or other departures from the established residential land use pattern. These ordinance provisions have been successful in several circumstances. They should continue to be applied and enforced.

12. It is important that multi-family residential use be accommodated in the Township, to achieve an alternative to detached single-family dwellings in appropriate locations. In recent

years, several extensive rental-apartment developments have been built and occupied on East Beltline Avenue in the northern part of the Township, as a result of Township zoning approvals.

13. The Township has approved five large multi-family apartment developments, all located in the northerly part of the East Beltline, a 4-lane, divided major highway. (One apartment development, Avanterra, has been approved for a Knapp Street location, but is adjacent to Highway I-96.)

These developments generate high traffic volumes which can be reasonably accommodated only on the Beltline and only in its northern portion, where traffic counts from other sources are lower than locations further south on the Beltline.

14. The recent approvals of multi-family apartment developments in the northern part of the Beltline have occurred through rezonings to planned unit development districts. This has enabled the Township to exercise greater control over public street access, building setbacks from adjacent streets, building placement and height, site amenities and other aspects that have resulted in well-received apartment developments.

15. The five apartment developments recently approved by the Township have been constructed and opened. Together, they have 865 apartments. Recently, the city of Grand Rapids has approved residential developments of some 450 apartments in and near the Celebration Cinema complex on the Beltline. Given this substantial increase in multi-family housing, in both this portion of the Township and nearby, the Township does not expect additional multi-family housing proposals, nor are there any other northern East Beltline lands available for such development.

16. The Township should not depart from the now-established pattern of permitting multi-family developments only in the northern part of the East Beltline. These developments along the Beltline have resulted in a desirable mix of housing types in the Township, whereby multi-family developments on the northern Beltline and areas of single-family dwellings elsewhere in the Township co-exist without conflict, to the benefit of both and in the public interest.

17. In approvals of major housing projects, the Township has used planned unit development zoning to good effect, not only in achieving desirable housing opportunities, but also preserving undeveloped open space in perpetuity.

18. The Township should continue to promptly enforce zoning ordinance and building code provisions. Such action, when necessary and effective, helps to maintain property values for the benefit of all.

COMMERCIAL AND OFFICE LAND USES AND POLICIES

1. The Township has several main areas of commercial development, that is, businesses such as stores, restaurants and other uses that serve the public by providing products and services. These areas include (1) Cascade Road, approximately between Forest Hill Avenue on the west and the east Township line on the east; (2) the area of the intersection of Cascade Road and East Paris Avenue; (3) various locations on East Beltline Avenue through the length of the Township; and (4) on Plainfield Avenue from Rupert Street on the south to the north Township line.

2. These discrete commercial areas are long-established and serve the public well, with major street access, off-street parking areas, connecting internal driveways and other features that have helped businesses form and succeed and at the same time satisfy public demand for goods and services.

3. The Township should encourage and seek to accommodate the improvement and enhancement of the commercial-use areas; it is in the public interest to do so. Such accommodation could include approval of parking-area enlargements if suitably buffered from residential uses; removal of older or deteriorating signs in favor of new ones if compliant with current limitations; approval of better street access and other measures.

4. By using planned unit development zoning, the Township can, and should, exercise reasonable control over new commercial buildings and developments through vehicle access locations, sufficient and convenient off-street parking areas, signage regulation, building height limits, assurance of pleasing street-frontage appearance, requirements for cross-access easement agreements, ample landscaping and required sidewalks or hard-surface trails in appropriate locations.

5. The Township also has significant areas of office buildings and office building developments. Many of these are well-established, including along East Paris Avenue, Cascade Road near Forest Hill Avenue and at Highway I-96, along East Beltline Avenue, at Fulton Street and Crahen Avenue and elsewhere. Some office developments, such as Eaglecrest at East Beltline Avenue and Leonard Street, and Grand Ridge on East Beltline Avenue, are developments of both office buildings and multi-family dwellings.

6. The Township has several areas of medical and healthcare buildings and related uses. These include the large Corewell Health outpatient facility on East Beltline Avenue; the medical office and outpatient buildings on East Paris Avenue; the large University of Michigan-West healthcare building at Cascade Road and Highway I-96; and medical office buildings in the Eaglecrest development on East Beltline Avenue.

7. As in the case of commercial buildings, the Township should encourage and seek to accommodate office uses and medical and healthcare uses in appropriate locations. The Township has recently done so by approving an expansion of the Corewell Health outpatient medical building on East Beltline Avenue and the redevelopment of some existing uses for office-related purposes on Cascade Road.

8. In general, commercial, office and health-related uses are reasonably separated from single-family residential uses, except perhaps as to the smaller residential lots between Cascade Road and Ada Drive, east of Forest Hill Avenue. This latter circumstance is addressed more fully in the discussion on the Southeast Cultural Area.

TOWNSHIP PARKS AND OTHER RECREATIONAL LANDS

1. The Township has established a significant public park on the grounds of the Township Hall on East Beltline Avenue. The park covers 58 acres and includes ballfields, tennis courts, basketball hoops, a soccer field, a handicapped-accessible playground, nature trails, a historic 1851 one-room schoolhouse, a shelter building and an off-street parking area.

2. Crahen Valley Park is a 210-acre park off Leonard Street at Crahen Avenue, and extends north from Leonard Street to Knapp Court. It is perhaps the largest wooded natural recreation area located in such close proximity to the urban environment of the city of Grand Rapids. The park has hills, ravines, a hardwood forest, a three-mile paved and unpaved hiking trail, scenic views, a creek and ponds, and open meadows. Future plans for the park include a fishing pond, ice skating pavilion, a paved bicycle path, a winter sledding hill and other recreational opportunities.

3. Provin Trails Park is a county-maintained park located off Four Mile road. It is heavily forested and has trails for hiking and cross-country skiing.

4. Knapp Valley Forest Park is an 87-acre county park located off Knapp Street, with access from Knapp Valley Drive and Maguire Court. It has wooded hills and valleys, a hiking trail, a paved bicycle trail and an off-street parking area.

5. The Township has adopted a five-year Park and Recreational Plan. The Plan notes the widespread public support for the Township's non-motorized trail system and its park lands. The proposed implementations of the Plan include funding of ongoing park and trail maintenance, increasing opportunities for passive recreation, and developing winter recreational opportunities.

6. The Township should continue to expand the non-motorized trail system, in order to assure connections of the trail system with popular destinations and larger neighborhoods. For this purpose, land development approvals for selected locations should include requirements for reserving sufficient public street frontages for future trail construction.

7. The Township should seek opportunities to acquire additional land for future Township parks and recreation areas.

PUBLIC FACILITIES AND SERVICES

1. The Township has an extensive system of public streets, maintained and improved through joint cooperation and funding by the County Road Commission and the Township.

2. As noted in the above section on commercial and office uses, East Beltline Avenue extends in a north-south direction through the entire length of the Township. It is a divided four-lane highway, the only major north-south highway in eastern Kent County. In its planning and zoning over many years, the Township has had much success in moderating the impact and appearance of this heavily traveled highway.

3. At its own expense, the Township has attractively landscaped the entire length of the East Beltline median through the Township. There is a Township-established endowment, from funds appropriated in Township budgets, to cover the cost of continuing maintenance and improvement of this median landscaping. After years of growth, the median serves as a pleasant vista of several miles, dividing the travel lanes of the highway.

4. Through use of the Township's planned unit development zoning measures, the East Beltline Avenue frontages of non-residential uses, and even areas of residential uses, include extensive building setbacks from the street right of way, landscaping of greater than usual depth

from the street, avoidance of long, undifferentiated walls facing the street and other measures to preserve the East Beltline corridor as a safe and effective route for heavy traffic. Moreover, these generous building setbacks also moderate the intensity of the highway by plantings of trees and shrubbery and green open spaces.

5. In future rezonings, the Township should continue to require extensive open-space and landscaped building setbacks from the East Beltline Avenue right of way.

6. The Township should continue to participate with the contiguous municipalities for cooperative planning and zoning along the East Beltline corridor.

7. The Township has also contributed to the safety of travel on the East Beltline by limiting driveway entrances, requiring deceleration lanes, and limiting the height and distracting features of signage.

8. Considering all the Township has done to improve the appearance and safety of the East Beltline corridor, the existing landscaped building frontages, some of them of more than usual depth, should not be available for new building sites, additional parking lots or other intrusions into the ample green spaces that, along with the landscaped median, give a pleasing appearance to this high-trafficked corridor.

9. Because of the Township's widely praised success in achieving such attractive landscaping and green open spaces along the Beltline, proposals for building and other encroachments in these areas should not be considered. Indeed, it is likely that such well-landscaped areas have helped to create interest by prospective tenants in the associated buildings.

10. Much of the Township is served by the public water supply system and sanitary sewer system of the city of Grand Rapids, expanded into the Township through agreement between the city and the Township. Properties not served by the public systems are served by private septic systems, subject to state and county regulations.

11. Stormwater drainage is accomplished by means of public drainage districts administered by the County Drain Commissioner and funded by special assessment of benefited property owners.

12. Township approvals of development proposals should continue to include provisions for the safe and effective drainage of storm water in accordance with the Township stormwater ordinance and the zoning ordinance.

13. The Township should discourage non-residential development in areas not served by the public water supply system and the sanitary sewer system.

14. The Township contracts on a long-term basis for emergency medical and rescue service by certified first responders and emergency vehicles stationed in the Township. This has proved to be a most effective means of providing the public with assured and prompt care and transport in emergencies. In view of the success of the services thus far, the Township should consider continuing them after current contracts expire.

15. The Township contracts with the Kent County Sheriff department for law enforcement and surveillance in the Township. The Township has cooperated with Ada Township and Cascade Township in maintaining the Sheriff Department's East Precinct. This cooperative venture between the Township, Cascade and Ada Townships and the Sheriff Department has proved effective for comprehensive enforcement and surveillance in the Township, and it should be continued.

16. The Township should advocate for an improved network of north-south and east-west streets for local traffic, in view of the high volume of traffic on East Beltline Avenue, as well as Highways I-96 and I-196.

17. In coming years, it is expected there will be a need for additional travel lanes on East Beltline Avenue, as traffic volume will inevitably increase. At appropriate times, the Township should communicate this need to state transportation officials and elected representatives, and take such other action as may be effective in improving the traffic-carrying capacity of the highway.

18. The Michigan Department of Transportation (MDOT) has completed a connection of eastbound Highway I-96 to East Beltline Avenue, thus replacing a less-than-ideal connection between the highway and the Beltline. In addition, MDOT has recently completed an on-ramp from Fulton Street to eastbound Highway I-96.

19. Within the last few years, the Township and the Kent County Road Commission have cooperated in a long-needed alignment of Crahen Avenue with Forest Hill Avenue, as it extends south from Fulton Street.

20. The Township has adopted a Capital Improvements Plan as to future needs for new and enhanced public facilities and services. The Plan should continue to be revised as to funding and scheduling of improvements.

ENVIRONMENTAL MATTERS

The Goals, Policies, and Strategies as to environmental matters stated in the 2007 Master Plan and the 2013 Supplement No. 1 to the Master Plan are continued, except that Strategy No. 1, for the adoption of a wetland protection ordinance for wetlands not regulated by the State of Michigan is deleted, inasmuch as preservation of the small wetlands of the Township has been largely successful, though the efforts of property owners and as a result of wetland protection provisions included in various development approvals by the Township.

CHAPTER 4

SUMMARY AND ANALYSIS OF CURRENT LAND USES



This Chapter supplements and brings up-to-date Chapter 4 of the 2007 Master Plan and also the 2013 Supplement No. 1 of the Master Plan.

A. Public Utilities

1. In 2005, there were 3,801 customer accounts of the public water supply system and/or the public sanitary sewer system in the Township.
2. In 2012, there were 4,152 such customer accounts in these utility systems.
3. Table 10, below, shows such customer utility accounts in 2023:

Table 10
Water and Sewer Accounts
Grand Rapids Charter Township
2023

Utility	Accounts
Water Only:	466
Sewer Only:	137
Both Water and Sewer:	3852
Total Accounts:	4455

City of Grand Rapids Water Department

B. *Streets and Traffic*

1. Grand Rapids Township, not unlike other once-rural townships, has an increasing number of public and private residential local streets which for many years have had an increasing amount of traffic as County primary and local roads became more heavily traveled, owing to population increases as residential development has increased.

2. Kent County's system of roads that was once intended to serve a mostly rural county of larger farms and other properties, now must serve a vast number of smaller land parcels that feed into a necessarily limited number of collector streets and area or regional streets.

3. This development pattern, which is destined to only increase, presents a continuing challenge to road agencies to match the need to provide access to developing lands with the ability to increase capacity of major roadways, especially during peak travel hours.

4. In 2005, the Kent County Road Commission certified 17.36 miles of County Primary Roads and 56.56 miles of County Local Roads in Grand Rapids Township.

5. In 2022, the Kent County Road Commission certified 22.67 miles of County Primary Roads and 51.33 miles of County Local Roads in the Township.

6. In 2022, it was estimated that there were 23.5 miles of private roads in the Township, most of them located east of East Beltline Avenue and north of Fulton Street.

7. The Township anticipates that an increasing number of private roads and shared driveways will be added during the next decade, as parcels of from three to six acres are subdivided to meet the demand for single-family homes.

8. East Beltline Avenue, a 4-lane divided highway, is the only major north-south direct route through the Township. Because it is so heavily traveled, drivers are choosing as alternatives other north-south streets such as Dean Lake, Leffingwell and Bird Avenues, west of the Beltline; and East Paris, Forest Hill, Crahen, Dunnigan, Maguire and Hoag Avenues, east of the Beltline. This, in turn, generates greater need to monitor these streets for safety, maintenance and improvement.

9. During the last ten years, the Township and the County Road Commission have cooperated to improve traffic flow in the East Beltline intersections at Knapp Street, Three Mile Road and Four Mile Road, by the construction of additional through lanes and right turn lanes on those County Primary Roads. The Michigan Department of Transportation (MDOT) has also provided dual lanes at the Michigan Street left turnaround, to better address traffic flow at that location, pending future planning and funding for construction of additional through lanes on the Beltline.

10. The Township and the County Road Commission have jointly adopted a 5-year road maintenance schedule that is reviewed annually. County Local Roads in the Township were last rated for sufficient maintenance in 2021: 33% of the roads scored 8 to 10 points, 34% of the roads scored 5 to 7 points, and 33% of the roads scored 4 to 7 points on a 10-point scale, with 10 being the highest maintenance rating.

11. There are two MDOT road projects that are currently scheduled to begin in 2025: an exit from westbound I-96 to Fulton Street and a widening of the East Beltline bridge over I-96.

12. Forest Hill Avenue has been aligned with Crahen Avenue at Fulton Street.

13. Crahen Avenue at Leonard Street has been extended into a connector curve in order to eliminate a dead-end stop.

14. Knapp Street has been widened to five lanes, west of East Beltline Avenue to Leffingwell Avenue.

15. Three Mile Road, east of the East Beltline, has been widened to accommodate the expansion of the Corewell Health facility.

16. Four Mile Road has been widened to three lanes east of the East Beltline, to accommodate The Grove apartment development.

17. Four Mile Road has been widened west of the East Beltline to resolve safety concerns near Robinette's Apple Haus and Farm Market and as a result of increased traffic from The Grove apartment project.

18. Four Mile Road from Dean Lake Avenue to Olderidge has been reconstructed.

19. Cascade Road has been resurfaced from Robinson Road to Patterson Avenue.

20. Fulton Street was resurfaced from Cascade Road to the East Beltline.

21. Highway I-96 from Plainfield Avenue to Cascade Road has been resurfaced.

22. A diverging diamond interchange has been constructed, to replace the interchange at Highway I-96 and Cascade Road.

23. The following neighborhood streets have been completely removed and replaced during the last ten years: Castle Hills, Forest Hills/Greenbrier, Eastmont, Reeds Lake Boulevard,

the Beverly Hills plat, the Robinhood plats, Valentine/Rupert Streets, Parchment Drive, Kenmoor Avenue and Golf/Glen/Shottery Streets.

C. *Traffic Counts*

1. The following page shows 2022 MDOT average daily traffic counts on certain Township streets and Grand Valley Metro Council average daily counts on certain other Township streets, in 2021.

2. Some of the average daily traffic counts recorded at various street locations in the Township are the following:

(a) The greatest daily traffic volume of those taken on East Beltline Avenue is southbound Beltline traffic at Knapp Street (45,011). The next highest total is northbound East Beltline at Fulton Street (44,270), which, combined with the southbound Beltline traffic count at Fulton (33,975) makes a total of East Beltline traffic volume at Fulton Street of 78,245.

(b) Northbound East Beltline traffic at Leonard Street is counted at 42,243. Northbound East Beltline traffic at Three Mile Road is 31,333.

(c) Cascade Road traffic at East Paris Avenue is counted at 19,537; at Lake Drive, the Beltline traffic count is 16,396.

(d) Forest Hill Avenue traffic, counted in both directions at Cascade Road, is 20,997.

(e) Knapp Street traffic, in both directions, is counted at East Beltline Avenue as 27,121.

(f) Plainfield Avenue traffic at Four Mile Road is counted at 33,494.

**AVERAGE DAILY TRAFFIC COUNTS, GRAND RAPIDS CHARTER TOWNSHIP,
2021 AND 2022**

MDOT Traffic Counts 2022

East Beltline at

Lake Dr,	42,869
Reeds Lake Blvd.	35,623
Fulton Street (N)	44,270
Fulton Street (S)	33,975
1-96 (N)	40,750
Leonard Street (N)	42,243
Knapp Street (S)	45,011
3 Mile Road (N)	31,333

Plainfield Avenue at

4 Mile Road	33,494
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1-96 at

East Beltline	94,142
Cascade Road	71,048

Fulton Street at

Crahen Avenue	22,715
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GVMC Traffic Counts 2021

Forest Hill Avenue at

Cascade Road (N)	8,236
Cascade Road (S)	12,761
Ada Drive	9,591
Crahen Avenue	7,556

Cascade Road at

East Paris Avenue	19,537
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East Paris Avenue at

Lake Drive	16,396
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Knapp Street at

East Beltline (E)	13,506
East Beltline (W)	13,615

Dean Lake Drive at

4 Mile Road	11,030
3 Mile Road	9,179
Knapp Street	7,135

3 Mile Road at

East Beltline (E)	4,203
East Beltline (W)	8,251

		Dunnigan at	
Leffingwell Avenue at		3 Mile Road	1,031
Leonard Street	11,062	Knapp Street	1,808
Knapp Street	7,847		
3 Mile Road	3,503		

D. *Recent Trends in Land Use in the Township*

1. The 2007 Township Master Plan (titled Comprehensive Plan) describe the Township as a community “comprised primarily of single-family dwellings on individual lots.” As noted elsewhere in this Supplement, the Township can still accurately be described today as very substantially a community of single-family homes, though significant development of multi-family dwellings and non-residential development has occurred in recent years, particularly since the adoption of Supplement No. 1 of the Master Plan in 2013.

2. The Township continues to be a very desirable community in which to live, to raise families and to enjoy the benefits of good schools, cultural institutions, parks and recreation areas, convenient shopping opportunities, effective and responsive local government and other qualities of life which have become so characteristic of the Township.

3. The following are some of the recent zoning approvals, new developments, zoning ordinance amendments and other changes that demonstrate trends in land use in the Township since the approval of Supplement No. 1 of the Master Plan in 2013:

A. **Generally.** The most significant trend in land use in the Township since the adoption of Supplement No. 1 is the approval and construction of multi-family housing developments in the northern part of East Beltline Avenue. In addition, several residential condominium developments have been established. Other major land use changes involve healthcare facilities, childcare facilities, office buildings and additional commercial uses.

B. *Trends in Residential Land Uses*

- The former Sunshine Church property on the East Beltline between Three Mile Road and Four Mile Road was rezoned for multi-family housing and two large apartment developments were built there: The Grove (248 apartments) and Meadowood (96 apartments).
- Evergreen Townhomes, a 52-unit apartment development south of Kuyper College on the Beltline was approved and constructed.
- Avanterra, a 149-unit apartment development was approved and constructed for a location on the north side of Knapp Street near Highway I-96.

- Springs at Knapps Crossing, a 248-unit apartment development was approved and constructed just south of the Corewell Health out-patient facility on the east side of the East Beltline.
- Several residential condominium developments were approved and constructed, including Copperwood, Bird's Trail, Blackhawk and The Reserve at Knapp Bluff; the previously approved Balsam Waters and Waterleaf condominiums were amended.

C. Trends in Office and Commercial Land Uses

- Three office buildings were approved and constructed at Fulton Street and Crahen Avenue, after the realignment of Crahen Avenue with Forest Hill Avenue.
- Several childcare facilities were approved and constructed, including Growing Smiles, Kinder Care, Learning Experience, Tutor Times and The Goddard School. Rainbow Childcare and The Milestones Child Development Center had been previously approved and constructed.
- Two retail-commercial developments were established as planned unit developments on the west side of the East Beltline between Knapp Street and Three Mile Road, including a Goodwill donation center and store, an Ace Hardware store, two restaurants and other retail commercial uses.
- Several relatively small lots zoned in the R-1 Single-Family Residential District and fronting on the west side of the Beltline were rezoned to the OR-PUD Office Residential Planned Unit Development District, thus permitting development for the office and other non-residential uses available in that district.

D. Trends in Healthcare Land Uses

- A large 3-story addition to the Corewell Health outpatient care center on East Beltline Avenue was approved and constructed.
- The University of Michigan Health-West occupied a large existing building at Cascade Road and I-96 for outpatient care and urgent care.
- An additional special land use was granted for Forest View Psychiatric Hospital and site plan approval was granted for changes in the medical care buildings on Medical Park Drive and Parchment Drive, on the south side of Cascade Road.

E. Trends in Retirement-Living Land Uses

- The Provision Living retirement community on the former property of the Southeast YMCA on Forest Hill Avenue was approved and constructed.
- A major amendment in the Provision Living retirement community was approved, for the construction of 19 dwelling units in separate duplex and triplex buildings, in addition to the main building of the facility.
- An additional 3-story residential building for the Porter Hills retirement community on Fulton Street was approved.

F. Other Recent Land Use Trends.

- Frederik Meijer Gardens and Sculpture Park received approval for several expansions of this large cultural facility, including the addition of the lands of the former Grand Rapids Golf Course; a new Welcome Center building; improvements in the outdoor amphitheater; a new Japanese garden and other improvements.
- Several zoning ordinance amendments were adopted, including provisions in the SR, R-1, C-1, C-2 and C districts; other amendments included provisions on shared driveways, accessory buildings, solar energy equipment and changes in several provisions in the R-PUD and OR-PUD districts.
- As noted above, in recent years there have been significant land use approvals and construction of new land uses on East Beltline Avenue, including four large rental-apartment developments, the expansion of the Corewell Health facility, and the several commercial buildings on the west side of the Beltline, including the Goodwill donation center, the Ace Hardware store and other retail commercial uses. As a result, nearly all of the significant land parcels along the Beltline have been developed for residential, commercial, office, cultural, educational or institutional uses.

In approving these and other development proposals along the Beltline, through the adoption of planned unit development districts, the Township has exercised careful control of building locations, frontage landscaping, limited access driveways, less-distracting signage and other moderating features of large development projects. In so doing, over the many years since the Beltline was expanded to a 4-lane divided highway, the Township has succeeded in maintaining the Beltline corridor as an attractive and safe major route for travel throughout the Township.



CHAPTER 5

FUTURE LAND USES

This Chapter replaces Chapters 5 and 6 of the current Master Plans (titled as Comprehensive Plan). The Chapter identifies various types of land uses that should at appropriate times in the future be carried out in specified areas of the Township. In some cases, the proposed types of land use are identical to current uses, especially in those parts of the Township that are fully developed or where re-development for other uses seems unlikely. In other cases, the proposed future uses are of a different or contrasting nature, based on anticipated changes in local conditions or other influences affecting land use. Other proposed uses arise as a result of particular Township goals or policies.

As will be noted in the text, the Chapter summarizes current types of land uses in identified areas of the Township, and thereby provides the factual background for future zoning designations. As to the significant portions of the Township that are fully developed, or nearly so, the future land use recommendations are primarily for the continuation of current uses. As to other areas of the Township, where redevelopment for complementary or contrasting uses is likely or desirable, the recommendations address potential uses more specifically.

Future Land Uses

The Future Land Use Map (Map 1 in the Appendix) establishes five different future land use areas, consisting of contiguous geographical areas of the Township, as shown on the Map. These areas are identified as follows:

- the Southeast Cultural Area;
- the Legacy Area;
- the East Gardens Area;

- the Northeast Rural Area; and
- the Orchard Highlands Area.

These five areas are described in this Chapter, and the types and nature of current land uses in each area are summarized as well. Following the current land use summaries, the proposed types of future land uses are noted, and in some cases other recommendations or observations as to future land uses are included.

The Southeast Cultural Area

Description

The Southeast Cultural Area consists of that part of the Township lying south of Fulton Street and east of Highway I-96.

Current Residential Land Uses

1. More than half of the Southeast Cultural Area is fully developed for single-family residential plats. These began to be established in the late 1950's and have steadily continued: The most recent plat was tentatively approved in 2023.

2. The plats in the Area include multiple Forest Hills plats, off Fulton Street and Forest Hill Avenue; the Eastmont area, south of Cascade Road; the Castle Hills plats, south of Cascade Road and near I-96; the residential lots along Ada Drive and extending south to commercial uses on Cascade Road, east of Forest Hill Avenue. These Areas have been developed for many years.

3. Also in the Southeast Cultural Area are the Vineyards plats, northeasterly of the Forest Hills plats and extending along Forest Hill Avenue, toward Fulton Street on the north.

4. Other single-family residential areas include the unplatted single-family homes on the west and east sides of Forest Hill Avenue, between Braeburn Street on the south and the Grand Rapids & Eastern Railroad on the north. The newest plat in the Township is Braeburn Subdivision, consisting of eight lots, located off Braeburn Street, east of Forest Hill Avenue; the plat was granted preliminary approval in 2023.

5. All of the lands not in commercial or office use in the Southeast Cultural Area are zoned in the R-1 Single Family District.

Current Commercial, Office and Related Uses

1. There are general commercial uses in the Southeast Cultural Area, along both sides of Cascade Road, east of Forest Hill Avenue, to the east Township line, including a large grocery store, a restaurant, a floral and gift shop, a clothes-cleaner, a branch bank and several other commercial uses.

2. Extending north from Cascade Road, on the east side of Forest Hill Avenue, south of Ada Drive, are several smaller commercial uses, including a barber shop. There are office uses

on the north side of Cascade Road, extending westerly from Forest Hill Avenue to about half of the distance between Forest Hill Avenue on the east and Highway I-96 on the west.

3. There are several office buildings on both sides of Kenmoor Avenue, extending north from Cascade Road, between the west line of the Forest Hills plats, and Highway I-96. Small-scale office uses also extend on Kenmoor Avenue for a short distance south of Cascade Road.

4. On the south and north sides of the Cascade Road and Forest Hill Avenue intersection, extending west, are a pharmacy, a gasoline station, two branch banks, and several office buildings.

5. The Area includes Collins Elementary School on the south side of Fulton Street, and the Forest Hills Fine Arts Center, and the Forest Hills Aquatic Center on the east side of Forest Hill Avenue. A new administration building for the Forest Hills Public School District is currently being constructed on the site of the Fine Arts Center and the Aquatic Center.

6. There are two retirement communities and homes for the elderly: Provision Living on the east side of Forest Hill Avenue, north of Ada Drive, and Heather Hills, on the west side of Forest Hill Avenue, south of Cascade Road. Health-care office buildings, including Forest View Psychiatric Hospital, are located in the area south of Cascade Road, between Forest Hill Avenue on the east and Parchment Drive on the west.

7. The Forest Hills Association Park, a private facility for swimming, tennis, and other neighborhood recreation is located on the west side of Forest Hill Avenue, north of Ada Drive; to its west is Graceland Memorial Park, a private mausoleum and cemetery. Martin cemetery, a Township cemetery, is located on the south side of Cascade Road, west of Parchment Drive.

8. There are office buildings between Fulton Street on the north and the Grand Rapids & Eastern Railroad on the south, east of Crahen Avenue and extending to the east Township line.

9. There are churches at the northeast corner of Ada Drive and Forest Hill Avenue and on the south side of Fulton Street, west of Greenbrier Drive. A Township fire station is located on Fulton Street, just east of Greenbrier Drive,

Future Land Uses

1. As is apparent from the above description, much of the Southeast Cultural Area has been fully developed for single-family homes for many years. There are a few, if any, vacant lands large enough to accommodate a residential plat. All vacant lands zoned in the R-1 Single Family Residential District should be developed only for uses permitted in that District.

2. Commercial and office districts in the area have long been located along Cascade Road, between the east township line and Highway I-96; on Forest Hill Avenue between Cascade Road on the south and Ada Drive on the north; on Kenmoor Avenue, north of Cascade Road; and between Fulton Street on the north and the Grand Rapids & Eastern Railroad on the south, east of Crahen Avenue.

3. Concerning Cascade Road land uses, Forest Hill Avenue has long served as a boundary between the commercial uses to the east and the office and health-related uses to the west. This pattern should continue. Likewise, Ada Drive has served as the northern boundary of the commercial and office uses extending northerly from Cascade Road, and this pattern should continue.

4. On the north side of Cascade Road, east of Forest Hill Avenue, and extending to the east Township line, are a variety of businesses including a restaurant, a floral and gift shop, a branch bank and others, all along the Cascade Road frontage. To the north of these commercial uses, and south of Ada Drive, there are several long-established north-south residential streets, including Delray Avenue, Kirk Drive, Orlando Avenue and Patterson Avenue, to the east Township line. All of these north-south streets have been developed with single-family homes of longstanding. Some reasonable expansion of the existing commercial uses on these streets, near Cascade Road, could be considered, such as building enlargements or additional parking area, but the existing residential portion of these north-south streets should not be approved for new commercial uses. Any additional commercial buildings would adversely affect the single-family neighborhoods along these streets and along the Ada Drive frontage.

The Legacy Area

Description

The Legacy Area includes that part of the Township lying west of Highway I-96 and east of East Beltline Avenue; that part of the Township lying south of Cascade Road between East Beltline Avenue and the west Township line; and the two triangular areas south of Fulton Street and west of East Beltline Avenue, bounded in part by Robinson Road and Cascade Road, adjacent to East Grand Rapids.

Current Residential Land Uses

1. Nearly all of the Legacy Area is zoned in the R-1 Single Family Residential District, for detached single-family homes. These areas have been developed for many decades; any yet-undeveloped lands should be used only as permitted in the R-1 District.

2. In particular, there are platted single-family homes between Cascade Road on the south and Fulton Street on the north, east of East Beltline Avenue. These include the streets of Ashton Road, Glenn Drive, Golf Drive, Shottery Drive; and they also include Edgehill, Oak Hollow, Midland, Robinhood and Porter Hills Drives and also Hidden Lake Lane.

3. North of Fulton Street, east of East Beltline Avenue, are platted single-family neighborhoods that include Robinhood, Devon, Nottingham and Chevy Chase Drives and Ivanhoe, Loch Lomand and Lauderdale Avenues.

4. West of East Beltline Avenue, in the easterly triangle bounded by Fulton Street on the north and Cascade Road on the south are platted and non-platted single-family homes on Cascade Road and Morningside, Uplands, Hathaway, Midland, Kingswood, Park Hills and Elmhurst Drives and Fulton Street.

5. In the westerly triangle bounded by Cascade Road on the north and Robinson Road on the south, there are non-platted neighborhoods of single-family homes, several on unusually large parcels, on Robinson Road, Maryland Avenue, Mercer Avenue, Lakeside Drive and Fulton Street.

6. There are attached condominium developments on Cascade Hills Ridge, Cascade Hills Hollow and Cascade Hills East Drive, off the south side of Cascade Road; as well as larger single-family parcels extending off the south side of Cascade Road, west of Cascade West Parkway. Other attached condominium developments include Reeds Crossing Drive and Reeds Hollow Drive, with access from East Beltline Avenue, and also on Enclave Court, with access from the south side of Cascade Road at East Beltline Avenue.

7. There are several unusually long single-family residential parcels extending south off the south side of Cascade Road, west of Cascade Hills Country Club, and other large residential parcels off East Paris Avenue, south of Cascade Road.

8. There are many small, platted lots for single-family homes located on and near Reeds Lake, on Reeds Lake Boulevard, Kate Avenue, Duchess Avenue and McCoy Drive.

9. There are two retirement communities in the Legacy Area. Porter Hills Village is located on Porter Hills Drive, off the south side of Fulton Street, between Highway I-96 and East Beltline Avenue. The Cook Valley Estates retirement community is located on East Paris Avenue, south of Cascade Road.

10. A prominent feature of the Legacy Area is Cascade Hills Country Club and golf course, extending northerly from Cascade Road and northeasterly to Highway I-96.

11. A portion of the campus of Aquinas College is located at the west end of the westerly triangle of the Legacy Area, bounded on the north by Cascade Road and on the south by Robinson Road. Two college buildings, at the east end of the campus, are located at the intersection of Robinson Road and Woodward Lane, extending a short distance north to the north Township line at that location.

Current Commercial, Office and Related Uses

1. The commercial and office uses in the Legacy Area are mostly located between Highway I-96 on the east and East Paris Avenue on the west. A small area of office buildings and a branch bank are located at the southeast corner of East Beltline Avenue and Michigan Street.

2. There are lands zoned in the General Commercial zone at the intersection of Cascade Road and East Paris Avenue, on the north side of Cascade Road, and extending west to Cascade West Parkway. This location includes a gasoline station, several convenience-retail businesses and the University of Michigan Health-West outpatient clinic and medical offices.

3. There are several office buildings located on both sides of Cascade West Parkway, extending north from Cascade Road and on the west side of Highway I-96. At the southwest corner of the Cascade Road and East Paris Avenue intersection is a funeral service business. There is a gasoline station at the southeast corner of the intersection.

4. The entire east side of East Paris Avenue, south of Cascade Road and extending east to I-96 is occupied by office buildings and commercial uses. These include several medical and health-related buildings, a restaurant, a furniture store, a specialized retail store and other commercial uses.

Future Land Uses

1. The residential areas of the Legacy Area, both single-family homes and attached condominiums, are fully developed, as noted above. The few remaining vacant lots would be eligible for single-family homes only if the lots complied with the area, width and other minimum lot requirements of the R-1 District and only if in compliance with the Township's limitations on infill development in areas already substantially developed with single-family homes.

2. The lands on the west side of East Paris Avenue, from Cascade Road on the north to the south Township line, are primarily occupied by the Cook Valley Estates retirement community and its associated Green House facility for elder care. There is R-1 zoned land adjacent to Cook Valley Estates on the north which could be considered for additional retirement housing or for a small-scale medical office use that would complement the medically-related uses on the east side of East Paris Avenue.

3. If some portion of the Cascade Hills Country Club golf course located on the south side of Cascade Road should be proposed for residential development, such use should be detached single-family homes, though additional attached condominiums could be considered on a planned unit development basis.

The East Gardens Area

Description

The East Gardens Area extends from Fulton Street on the south, and north along the east Township line to Knapp Street, and then west to East Beltline Avenue, north of Bradford Street; south of Bradford Street, the Area extends from the east Township line to just west of the Twin Lake area. A portion of the East Gardens Area is also located on the west side of East Beltline Avenue, including the Windcrest Condominiums development. The East Gardens Area is the largest of the five planning areas included in this Supplement.

Current Residential Land Uses

1. The East Gardens Area is, like much of the Township, predominantly in use for single-family residential purposes. The southern part, between Fulton Street on the south and Michigan Street on the north, is zoned in the R-1 Single Family Residential District. Most of the Area north of Michigan Street is zoned in the SR Suburban Residential District, except office buildings and some attached residential uses zoned in planned unit developments on East Beltline Avenue, north of Leonard Street.

Between Fulton Street on the South and Michigan Street on the North

(a) The Orchards, a large single-family residential development, is located on the east side of Crahen Avenue and includes most of the land at that location, between Fulton Street on the south and Michigan Street on the north.

(b) The Aspen Trails Condominiums and the Redstone Condominiums, the latter located along Peartree Lane, are located east of Crahen Avenue and west of East Lake.

(c) Further to the west on Fulton Street, is the White Hills single-family dwelling plat, along White Hills Avenue and Clearview Street.

(d) To the west of the White Hills single-family plat are The Hamptons and Bridgewater, two large single-family residential developments, extending west to I-96, south of the Grand Rapids & Eastern Railroad.

(e) Saddleback Village, a single-family development, is located between Michigan Street on the north and the MVP fitness center and athletic facility on the west side of Crahen Avenue.

(f) The Blackhawk single-family residential plats are located on the south side of Michigan Street, west of Saddleback Village. This neighborhood includes Old Hawk Court and Hawkchase Court.

Between Michigan Street on the South on the Knapp Street on the North

(a) Bradford Farms, a single-family residential development, is located at the southeast corner of Bradford Street and Crahen Avenue.

(b) There are many single-family residential parcels located south of Bradford Street, between the east and west Township boundaries.

(c) Bradford Hollow and Bradford Greens are located on the north side of Bradford Street, west of the former Grand Rapids Golf Course, now included in the Meijer Gardens and Sculpture Park; individual single-family residential parcels are located along the south side of Leonard Street, east of Meijer Gardens and Sculpture Park.

(d) Whitewood Farms is a small single-family development located on the east side of Crahen Avenue, north of the Lincoln School property.

(e) Catamount, a large single-family residential development, is located on the south side and the north side of Knapp Court, at the east Township boundary; it extends south for about half the distance between Knapp Street and Leonard Street. The Cielo site condominiums are located along Cielo Drive, extending south from Knapp Court, just west of Catamount.

(f) There are several large, unplatted single-family parcels located along the north side of Knapp Court, west of the northerly portion of Catamount. This area also includes residential developments of smaller lots along Pine Nook Court and Millenium View Court.

(g) Flowers Mill and Flowers Crossing, both single-family developments, are located east of the Township Hall and Park complex, south of Knapp Court and Knapp Street.

(h) Winterwood is a large single-family development on the north side of Leonard Street, at the west line of Crahen Valley Park; it extends north for about half the distance between Leonard Street on the south and Knapp Court on the north. Other single-family parcels are located along Trillium Trail, west of Winterwood and extending north from Leonard Street.

(i) There are several large unplatted parcels extending south from Knapp Court to approximately the north boundary of the Forest Hills Northern High School campus, between Catamount and the Cielo condominiums on the east and the Flowers Crossing development on the west.

(j) Eaglecrest, a large mixed-use development, is located at the intersection of East Beltline Avenue and Leonard Street, and extends northerly to about half the distance between Leonard Street on the south and Knapp Street on the north; easterly, it extends to the Forest Hills Northern High School campus. The development includes condominium homes located east of the office buildings along East Beltline Avenue; the development is zoned in the OR-PUD Office Residential Planned Unit Development District. North of Eaglecrest, on the east side of East Beltline Avenue, is the attached-residential portion of Grand Ridge, a mixed-use development zoned in the OR-PUD District and extending northeasterly to the boundaries of the Township Hall and Park complex.

(k) Windcrest, an attached condominium development, is located on the west side of East Beltline Avenue, across from Eaglecrest.

(l) There are many individual single-family residential parcels located near and along the east Township boundary, east of the southerly portion of Crahen Valley Park and east and northeasterly of the Lincoln School campus. Other, similar single-family parcels are located along the east Township boundary, between Michigan Street on the south and along and near Saddlebrook Drive on the west.

Current Public, Educational and Cultural Land Uses; Public and Private Recreation Areas

The East Gardens Area has significant land areas devoted to public uses and to park and recreation uses, both public and private. Among these are the following:

1. The Grand Rapids Charter Township Hall and Park are located on the east side of East Beltline Avenue, south of Leonard Street. Included in the Township Hall building is a Township fire station. The Township's extensive lands at this location include the Township Park, which has playground equipment, a shelter house, walking trails and other recreational opportunities.

2. The 63rd District Court building and associated lands are located on the east side of East Beltline Avenue, just north of the Township Hall and Park property. The complex includes an entrance driveway with a wide median enhanced by trees and other landscaping and also a notable sculpture provided by Frederik Meijer Gardens and Sculpture Park. This portion of the

district court complex is maintained through Township financial support by means of a budgeted endowment fund.

3. Crahen Valley Park, a 210-acre Township passive-recreation park is located on the north side of Leonard Street, near the east Township line. It extends one mile north to Knapp Court. The park has extensive wooded areas, hills, deep ravines and swales, ponds and scenic views throughout. The park includes a paved and unpaved trail system. Future passive amenities are planned, but the park will continue to be preserved in its natural state. It is a remarkably pristine natural area, all the more unusual by its proximity to the urban areas of the city of Grand Rapids.

4. Frederik Meijer Gardens and Sculpture Park is located on East Beltline Avenue at Bradford Street. It consists of a world-class botanic garden, with a five-story conservatory building and a thirty-acre outdoor sculpture park. There is also an outdoor stage and amphitheater for summer concerts. The principal building includes meeting rooms, a café and other amenities. Included in the Gardens and Sculpture Park are the lands comprising the site of the former Grand Rapids Golf Club. Altogether, the land area of the facility is about 160 acres. It has been recognized as the second most-visited cultural destination in Michigan.

5. The Forest Hills Northern Public Schools campus is located on the north side of Leonard Street, just east of the Eaglecrest development. It includes Forest Hills Northern High School, Northern Hills Middle School, Northern Trails Fifth and Sixth Grades School, a football field and other athletic facilities.

6. Lincoln Developmental Center, a special-education school of the Kent Intermediate School District, is located on a large campus at the northeast corner of Bradford Street and Crahen Avenue.

7. MVP Athletic Club, a private sports and fitness club, is located on the west side of Crahen Avenue, just north of the Grand Rapids & Eastern Railroad. It includes a large athletic and fitness-training building, outdoor tennis and basketball courts, a swimming pool and other amenities.

Current Commercial and Office Uses

1. The commercial and office uses in the East Gardens Area are located generally along East Beltline Avenue, extending north from the Leonard Street intersection on the south to about halfway to Knapp Street on the north.

2. The Eaglecrest Office Park is part of the Eaglecrest mixed-use office and attached residential development located at the northeast corner of East Beltline Avenue and Leonard Street. The office park portion of the development comprises about four acres, and includes about ten general office and medically-related office buildings, together with about 130 off-street parking spaces.

3. The Grand Ridge mixed-use commercial and residential development is located on the east side of East Beltline Avenue, adjacent to Eaglecrest on the south and the Grand Rapids

Township Park on the north. The commercial portion of the development includes several retail businesses, among them two restaurants, retail stores and service businesses.

Future Land Uses

Nearly all of the East Gardens Area is zoned in the SR Suburban Residential District. Eaglecrest and Grand Ridge are zoned in the OR-PUD Office-Residential Planned Unit Development District, which accommodates commercial, office and residential uses if approved by the Township. Frederik Meijer Gardens and Sculpture Park has been approved by the Township as a special land use.

The extensive areas of single-family homes, both platted lands and unplatted individual parcels, are fully developed. The only multi-family dwellings, including attached condominiums, are located in Eaglecrest and Grand Ridge and were approved as portions of planned unit developments with extensive open space and landscaping. Undeveloped parcels in the SR District portion of the Area should be developed for only single-family dwellings. In view of the extensive apartment developments in the north part of the East Beltline, and on Knapp Street adjacent to Highway I-96, and approved by the Township in recent years, additional multi-family developments in the East Gardens Area should not be approved.

For many years, the Township has taken care to authorize extensive commercial uses only on East Beltline Avenue lands and, in particular, to approve such uses only on a planned unit development basis, whereby extensive landscaping and open space areas along the East Beltline Avenue frontage have been required and maintained. These open space and green areas along the Beltline, together with strict driveway limitations off the Beltline, have been most effective in reducing the impact of this heavily traveled highway and promoting driver safety along the route. These frontage open-space areas should continue in their current width and extent.

Since the 2013 Supplement No. 1 of the Master Plan, lands comprising the former Grand Rapids Golf Course, more recently owned by the Meijer Foundation, have ceased to be used as a golf course and have been returned to their natural state. It is expected that, at some point, Meijer Gardens and Sculpture Park may seek to include additional gardens or sculpture uses within areas of the Gardens not yet developed, but any such expansion is subject to Township special land use approval. The East Beltline Avenue frontage portion of Meijer Gardens has been enhanced by the removal of a small office building at the north end of the facility, and the restoration of the lands to a natural state. This has improved the open-space components of the East Beltline Avenue frontage lands.

If further development in the commercial and office uses in Eaglecrest and Grand Ridge, on the east side of East Beltline Avenue, is contemplated, such development should take place only in the internal portions of the developments, and thus not reduce the landscaped and open-space areas along the East Beltline frontage. Any such internal redevelopment should be designed and constructed in a manner similar to the current developments and should respect the residential uses in the areas to the east.

The Katerberg-VerHage Landscaping special land use and the Twin Lakes Nursery special land use, both located on Michigan Street, are zoned in the SR Suburban Residential District and the R-1 Single Family Residential District, respectively. If either of these special land uses is

proposed for redevelopment, it should be developed and used for only SR District uses and R-1 District uses, respectively.

The Windcrest Condominiums lands on the west side of East Beltline Avenue, opposite Eaglecrest, are fully developed for attached condominiums, and no changes in those lands are expected.

The Northeast Rural Area

Description

The Northeast Rural Area comprises that part of the Township located north of Knapp Street, to the north line of the Township at Four Mile Road, and east of East Beltline Avenue. It is the most sparsely developed part of the Township, except for the lands along the east side of East Beltline Avenue and platted residential areas in the southwest quadrant of the Area.

Current Residential Land Uses

1. Nearly all of the Northeast Rural Area is zoned in the SR Suburban Residential District.
2. There are many unplatted single-family residential parcels located throughout the Area. In the area between Knapp Street on the south and Three Mile Road on the north, these include residential parcels along Knapp Street, Knapp Valley Drive, Maguire Avenue, Maguire Court, Knapp Forest Court, Oakridge Trail, Clearing Way Drive, Leaning Oaks Drive and Tree View Drive.
3. The Mason Lakes Estates platted single-family residential development is located in the southwest part of the Area, with access off East Beltline Avenue via Mason Lake Drive and Mason Ridge Drive. This large development also includes Kamp Valley Court and Mason View Drive. Adjacent on the east to the northern part of Mason Lake Estates is Atwater Hills, another platted single-family residential development, including lots on Atwater Hills Drive and Arbor Chase Drive.
4. To the east of the south part of Mason Lake Estates are two large platted single-family communities, Waterleaf and Balsam Waters. Access to both developments is via Maguire Avenue, off Knapp Street. The streets of the two developments include Balsam Waters Drive, Wild Ginger Court and Lake Birch Street.
5. There are long-established single-family residential lots along Dunnigan Avenue, east of East Beltline Avenue and south of the Corewell Health facility on East Beltline Avenue.
6. Single-family residential lots are located along Shears Crossing Court, Thornhill Court and Blackberry Lane, along the east Township line, south of Three Mile Road and east of Oakridge Trail.
7. The north half of the Northeast Rural Area has, like the southerly portion, many individual single-family land parcels, some of them having large areas. These include parcels

along Three Mile Road, Mahogany Court, Blue Water Pines Drive, Shear Avenue, Lost Creek Trail and Cooks Meadows Drive. Smaller residential parcels are located on Shearwood Court and Loggers Run.

8. Along Hoag Avenue, from Three Mile Road to Four Mile Road, there are many individual land parcels of single-family dwellings. Single-family parcels are located on streets extending off Hoag Avenue including Hidden Springs Trail, Walnut Springs Drive, Trail West Drive and Wild Cherry Drive. Monterey Hills Drive, extending west off Hoag Avenue, provides access to several single-family residential lots.

9. The Springs at Knapps Crossing, a gated rental-apartment community, is located on the east side of East Beltline Avenue, just south of the Corewell Healthcare facility. It consists of 248 apartments in 12 buildings. Its amenities include a large area of preserved, undeveloped open space.

10. The largest rental apartment complex in the Township is The Grove, a 320-unit apartment complex in 20 buildings. It is located on the east side of East Beltline Avenue at Four Mile Road. Immediately south of The Grove is Meadowood Townhomes, another rental-apartment community with 96 apartment units in 24 buildings. Together, The Grove and Meadowood Townhomes extend south on East Beltline Avenue from Four Mile Road to about half the distance to Three Mile Road.

11. The three apartment communities on the east side of East Beltline Avenue, south of Four Mile Road, total 664 rental apartments. (There are two other multi-family developments in the immediate area, Evergreen Townhomes and Avanterra, totaling 201 apartments, as will be noted later in the text on the Orchard Highlands Area.)

12. There is an area of R-1 zoned land on the east side of East Beltline Avenue, south of the Springs at Knapps Corner apartment complex and north of the major commercial area in city of Grand Rapids jurisdiction. Other than a small number of single family homes, approximately the south eight areas of the area is unoccupied, though located next to substantial commercial and multi-family development.

13. Much of the Northeast Rural Area, other than lands along and in the immediate area of East Beltline Avenue, is not served by the public water supply system or the public sanitary sewer system, thus limiting the Area's potential for more dense development. Within the Area, there are severe topographic features that would constrain or prevent public sanitary sewer and water system extensions; at best, multiple sanitary sewer lift stations and other additional utility measures would be required.

Current Commercial, Office and Other Land Uses

1. The east side of East Beltline Avenue in the Northeast Rural Area is substantially developed for commercial, office, multi-family residential and health-related land uses.

2. The large, multi-story Corewell Health facility for out-patient care, urgent care and medical offices extends south from Three Mile Road, on the east side of East Beltline. It was recently expanded to include an attached multi-story building for orthopedic care.

3. North of the Corewell Health facility, commencing at Three Mile Road, is a large complex of office buildings and single-family condominium homes, north, south and east of Evergreen Lake, and comprising half the distance between Three Mile Road and Four Mile Road, on the east side of East Beltline.

4. There is a C-1 zoned area of commercial buildings at the Northeast corner of East Beltline Avenue and Three Mile Road, including a gasoline station and other retail and service uses.

5. Knapp Valley Forest, a county-owned undeveloped natural area, is located between Knapp Street and Three Mile Road, near the east Township line. It is an 87-acre heavily wooded area with a network of natural-surfaced trails. Access to the Forest is available off Knapp Street and Maguire Avenue. Adjacent to the Forest on the south is the site of Knapp Valley Forest elementary school, which includes a vehicle parking area for visitors to the Forest.

6. Mason Cemetery, owned and maintained by the Township, is located on Dunnigan Avenue, east of East Beltline Avenue.

Future Land Uses

1. In the years following the approval of Supplement No. 1 of the Master Plan in 2013, significant development has occurred in the northern portion of the Northeast Rural Area, on the east side of East Beltline Avenue.

(a) The rental-apartment developments that have been approved and constructed are The Grove (320 apartment units); the Springs at Knapps Crossing (248 units); and Meadowood Townhomes (96 units).

(b) Other multi-family developments approved in the immediate area, although not in the Northeast Rural Area, are Evergreen Townhomes (52 units) and Avanterra (149 units).

(c) The Evergreen Lake office and residential development is located south of The Grove and Meadowood Townhomes, on the east side of East Beltline Avenue. Any remaining undeveloped land within the Evergreen Lake Planned Unit Development (PUD) should be developed and used only for such residential, office and other uses as are currently permitted in the Evergreen Lake PUD plans.

(d) The Corewell Health facility has been approved and completed; a significant attached addition to the original building has also been approved. The entire Corewell medical complex covers a significant area south of Three Mile Road and much of its overall site extends east to Dunnigan Avenue.

2. None of these large developments in the Northeast Rural Area should be extended further east. They now extend easterly to the west lines of long-established single-family plats and individual land parcels of single-family homes. These extend from Four Mile Road on the north, to the south line of the Springs at Knapps Crossing, a distance of at least 1½ miles.

3. There is R-1 zoned land on the east side of East Beltline Avenue, between the south line of the Springs at Knapps Crossing apartment complex and the north line of the substantial retail-commercial development in the lands in city of Grand Rapids jurisdiction. There are a very few parcels among these R-1 lands that are in use as single-family detached homes; their R-1 status is expected to continue. However, if there are proposals for their redevelopment for more intensive uses, any resulting zoning approvals should limit such uses to only those available under the zoning of the surrounding eight acres. No uses that include drive-through sales or services or other uses having major traffic impact should be permitted.

Approximately the south eight acres of the R-1 zoned land are unoccupied and could be considered for commercial development on a planned unit development basis (though not including drive-through uses, big-box stores or other uses having major traffic impact). The land is next to commercial development on the south and close to a large apartment complex on the north. It is across the East Beltline from commercially developed lands in the NC-PUD and CS-PUD Districts.

4. The remaining single-family land parcels along Dunnigan Avenue, just east of East Beltline Avenue, most of which are located along the south half of Dunnigan (and some also along the north half) should remain as single-family residential parcels; approval should not be granted for extensions of East Beltline Avenue uses into the many remaining Dunnigan single-family parcels. Access to East Beltline Avenue uses should not be provided from Dunnigan Avenue.

5. Except for the non-residential uses and the multi-family residential uses on the east side of East Beltline Avenue, all of the Northeast Rural Area is zoned and used for single-family homes. This should continue, with a potential limited exception for the eight-acre unoccupied R-1 parcel with East Beltline Avenue frontage between the Springs at Knapps Crossing and the commercial uses in city of Grand Rapids jurisdiction, as stated in paragraph 3 above. Moreover, any additional multi-family development, or even single-family plats or site condominium developments, seem unlikely, because of the lack of public water supply and public sanitary sewer service in much of the Northeast Rural Area, east of East Beltline Avenue.

The Orchard Highlands Area

Description

The Orchard Highlands Area consists of that part of the Township lying west of East Beltline Avenue, south of the Township line at Four Mile Road, and extending west to the west Township line and then south to the Township line at that location. It includes lands on either side of Highway I-96 and extends as far west as that part of Plainfield Avenue lying north of Lamberton Lake Drive.

Current Residential Land Uses

1. Nearly all of the Orchard Highlands Area is zoned in the R-1 Single-family Residential District and is developed for single-family homes, except for most of the west frontage of East Beltline Avenue, the Celadon development at Knapp Street and Leffingwell Avenue and also except for the Northtown Shopping Center on Plainfield Avenue. There is also a long-established mobile home park at Rupert Street and Plainfield Avenue.

2. Much of the Area zoned and developed for R-1 single-family homes consists of platted lands, most of which have been occupied for many years. These include Apple Valley, extending west from East Beltline Avenue to Leffingwell Avenue, in the north half of the distance between Three Mile Road on the north and Knapp Street on the south; Lenwood Hills, located just west of Apple Valley; and other platted areas west of Highway I-96. South of Apple Valley and Lenwood Hills are many unplatted single-family parcels, some of them of large area, on both the east and west sides of Highway I-96, with access from Leffingwell Avenue and Knapp Street; these large parcels extend south from Knapp Street on both sides of I-96 to the south Township line. There are small residential lots on the east side of Leffingwell, south of Knapp Street.

3. There are other unplatted single-family parcels between I-96 on the east and Dean Lake Avenue on the west and also to the west of Dean Lake Avenue, south and southeasterly of Emerald Lake, near the west Township line.

4. There are other large single-family plats, fully developed, including Whispering Pines, from Three Mile Road on the south to Four Mile Road on the north. Platted areas between Bird Avenue on the east and Whispering Pines on the west include Copper Hill Drive, Copper Hill Court, Canyonside Court and Provin Oaks Court. There are unplatted single-family lots on the entire east side and part of the west side of Bird Avenue and also along the west frontage of East Beltline Avenue north of Three Mile Road, except for the campus of Kuyper College on the north and the recently approved Evergreen Townhomes, south of the College.

5. West of Whispering Pines are other platted single-family areas along the west side of Maryland Avenue and extending on the west to Emerald Lake near the northwest corner of the Township. These include Emerald Lake Drive, Lawton Drive, Valentine Street and others. There are small residential lots and also platted residential lots south of I-96 and north of Three Mile Road, west of Dean Lake Avenue.

6. Extensive areas of platted and non-platted residential lots, fully developed, are located west of the northerly part of Whispering Pines, extending to the north Township line and to the C General Commercial District lands at Plainfield Avenue in the northwest corner of the Township. These include lots along Dean Lake Avenue, many small lots around the southerly portion of Dean Lake, and also along Balsam Avenue, Vineyard Avenue, Rupert Street, Oakcliff Drive and Krefl Street.

7. As noted above, the Township has recently approved Evergreen Townhomes, an attached multi-family rental community of 52 apartments, located adjacent on the south side of the Kuyper College campus. South of Evergreen Townhomes, with frontage on the west side of East Beltline Avenue are several R-1 zoned parcels in use as single-family detached homes. These parcels extend south to the Universal Forest Products office complex at the northwest corner of the Beltline and Three Mile Road; one of the R-1 parcels is in use as the office and equipment location of a lawn-care business, approved as a special land use.

8. Further south along the west frontage of East Beltline Avenue, commencing at the south line of three non-residential uses located at the northwest corner of the Beltline and Three Mile Road, are many small parcels with frontage on the Beltline and in use as single-family homes, but zoned in the O-PUD Office Planned Unit Development District. These lots have rear lines that

about the rear lines of the single-family lots on the east side of McIntosh Avenue in the Apple Valley plats.

Current Commercial, Office, Educational and Public Land Uses

1. The Celadon New Town commercial and residential development is located at Knapp Street and Leffingwell Avenue. Designed and built in an urban-like density, it includes attached residential dwellings, retail-commercial spaces and combined work and living spaces in multiple buildings. It is zoned in the CS-PUD Community Service Planned Unit Development District.

2. As noted, the Universal Forest Products office complex of several buildings is located at the northwest corner of East Beltline Avenue and Three Mile Road; it extends some distance west from the East Beltline frontage. At the southwest corner of the intersection is an insurance office building and two child day-care businesses, zoned in the C-2 Suburban Office District.

3. As noted above with respect to current residential uses, there are many lots on the west side of the Beltline, extending south from the non-residential uses at the southwest corner of the Beltline and Three Mile Road, which remain in use as single-family homes but which are zoned in the OR-PUD Office Residential Planned Unit Development District. Accordingly, these parcels are available for the office and related uses permitted in the OR-PUD District, subject to the approval of a planned unit development plan.

4. At the southerly termination of the above-described OR-PUD zoned lots on the west side the Beltline, at approximately the south line of the Corewell Health complex on the east side, are two large commercial parcels, one with Beltline frontage and zoned in the NC-PUD Neighborhood Commercial Planned Unit Development District, and one to the immediate west of that parcel, zoned in the CS-PUD Community Service Planned Unit Development District. These PUDs have been developed for a variety of commercial uses including a hardware store, a Goodwill donation center and store, two restaurants, a pet-care business, a paint store, a bakery and a kitchen-supply business, among others. These extend to the south Township line at this location, just north of the Celebration Cinema complex and other adjacent commercial uses on the west side of the Beltline, located in the city of Grand Rapids.

5. The Kuyper College campus, of multiple buildings, is located in the northerly part of the west side of East Beltline Avenue, just south of the Robinette Apple Haus and Farm Market and its associated orchards. The Orchard View elementary school is located at the southeast corner of Leffingwell Avenue and Three Mile Road. Knapp Charter Academy and the Catholic Central athletic complex are located between Leffingwell Avenue on the east and I-96 on the west. There is a Township Emergency Response Station on Three Mile Road, west of Leffingwell Avenue.

6. Provin Trails, a county-maintained park, is located at the southwest corner of Four Mile Road and Bird Avenue. It is heavily forested and has natural-surfaced trails for public use. An off-street parking area is available.

7. The Northtown shopping center, zoned in the C General Commercial District, is located at the far northwest corner of the Township. It consists of several retail stores and other

commercial uses and is one of the few intensively developed commercial areas in the Township. The C General Commercial District zoning also extends a short distance across Plainfield Avenue at the southwest corner of its intersection with Four Mile Road.

Future Land Uses

1. The extensive lands throughout the Orchard Highlands Area that are zoned in the R-1 Single-Family Residential District should continue in their current zoning, and accordingly should be available only for R-1 permitted uses.

2. The several, relatively small lots located on the west side of East Beltline Avenue, from the Evergreen Townhomes apartment complex on the north to the Universal Forest Products office complex at Three Mile Road on the south, are zoned in the R-1 District and are at least partially, if not entirely, in use for single-family dwellings. They are of somewhat limited depth, and their rear lines about the rear lines of the single-family lots on the east side of Bird Avenue. These parcels are across the Beltline from C-1 Commercial Uses, including the Evergreen office park and nearby condominiums.

These R-1 lots are the only remaining multiple and connected R-1 lots on the west side of the Beltline in the Township. If proposed for redevelopment, they should be approved only for office and similar low-impact uses, of relatively small scale. Any such uses should include substantial building setbacks, well-landscaped frontages and other moderating features such as those of the Evergreen Lake office park on the east side of the Beltline at that location. Commercial uses should not be considered for any such redevelopment, inasmuch as a variety of retail-commercial uses and services is already located across the street and to the south, at the northeast corner of the Beltline and Three Mile Road. Other, more intensive commercial uses are available on the west side of the Beltline. These include the recently approved Ace Hardware store and the Goodwill donation center, and, further south, the Celebration Cinema complex and the Meijer store and other retail uses. Multiple housing has already been well accommodated on the east side of the Beltline in the extensive The Grove and Meadowood Townhomes apartment complexes and, on the west side of the Beltline, the Evergreen Townhomes apartment complex.

Any such redevelopment of these single-family dwelling parcels should occur only in accordance with planned unit development zoning, so as to enable the Township to establish conditions whereby only low-impact development and uses would occur. Any such redevelopment should be designed to assure protection for the single-family dwelling lots along Bird Avenue, immediately to the west.

4. The Kuyper College campus, located near the north Township line on the west side of the Beltline, currently extends a considerable distance west to single-family dwelling parcels along the east side of Bird Avenue. The campus should not be extended further west unless substantial protective measures are taken to avoid adverse impacts on residential uses on both sides of Bird Avenue. Likewise, the recently-completed Evergreen Townhomes, adjacent to the south side of the Kuyper College campus should not be extended further west toward Bird Avenue without similar protective measures.

5. Currently, the Universal Forest Products office complex at the northwest corner of Three Mile Road and the East Beltline extends to the west along Three Mile Road, nearly to Bird

Avenue. There are single-family homes to the west, and also north and south along Bird Avenue. Accordingly, the office complex should not be extended further west unless substantial screening and buffering and other protective measures are taken to avoid adverse impacts on these long-established single-family uses.

6. The offices and child-care center uses at the southwest corner of Three Mile Road the Beltline should not be extended further west into the single-family dwelling lots along McIntosh Avenue.

7. As noted with respect to the residential uses in the Orchard Highlands Area, there are a large number of limited-depth lots along the west side of East Beltline Avenue from just south of the Three Mile Road intersection and extending south to the Neighborhood-Commercial zoned lands at the south line of the Apple Valley plats. These frontage lots are partially or entirely in use for single-family homes, but are currently zoned in the OR-PUD Office Residential Planned Unit Development District. The rear lines of the lots abut the rear lines of the single-family dwelling lots on the east side of McIntosh Avenue in the Apple Valley plats. The Corewell Health Medical Care complex is located across the Beltline.

If these lots or any of them are redeveloped in accordance with the OR-PUD district, any such redevelopment should complement the health-care use and related office uses across the Beltline, or should consist of other low-impact non-commercial uses. Under the terms of the OR-PUD district, any such redevelopment plan should consist of land uses substantially compatible with other, adjacent OR-PUD uses, and would be subject to Township approval. Any such approval should include provisions to assure substantial building setbacks, cross-access easements, well-landscaped frontages and similar measures. Likewise, any PUD plan should include restrictions protective of the McIntosh Avenue single-family dwelling uses adjacent to the rear lines of these Beltline-frontage lots.

8. South of the above-described Beltline-frontage lots zoned in the OR-PUD district, are planned unit development districts for commercial uses, zoned in NC-PUD and the CS-PUD districts. They include a variety of retail stores, restaurants and other retail-commercial uses, as more fully described in the current land use summaries noted above. These commercial PUDs extend to the south Township line on the west side of the Beltline, next to the Celebration Cinema complex and other commercial uses on adjacent parcels.

Of these two commercial parcels, the CS-PUD parcel is the westerly parcel, without frontage on the Beltline. It is unknown whether there may be proposals to extend this PUD further west. If any such proposals are considered, they should be approved only with measures protective of the Apple Valley plats immediately to the north. The PUD should not extend as far west as Leffingwell Avenue. Both PUDs should continue to be of a mixed-use nature, including selected retail and service uses and perhaps office uses or some combination of compatible uses. So-called big box stores should not be considered.

9. The Northtown shopping center, located on the east side of Plainfield Avenue, at the northwest corner of the Township, has been partially redeveloped and improved for commercial uses. Additional selective general commercial development of this large property should be encouraged.

Current Zone Districts Applicable to Each Future Land Use Planning Area

The Michigan Planning Enabling Act of 2008 provides for the types of land-use information and analysis that are to be addressed in a future land use plan. These include “an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.”

The Township is divided into six conventional zoning districts:

- The SR Suburban Residential District
- The R-1 Single-Family Residential District
- The R-3 Manufactured Housing Community District
- The C General Commercial District
- The C-1 Neighborhood Commercial District
- The C-2 Suburban Office District

In addition, there are five planned unit development (PUD) districts available for particular development projects, as follows:

- The OR-PUD Office Residential PUD District
- The O-PUD Office PUD District
- The CS Community Service PUD District
- The NC-PUD Neighborhood Commercial PUD District
- The HC-PUD Healthcare and Commercial/Residential Uses – Mixed-Use PUD District

The Zoning Ordinance and Zoning Map also include the North East Beltline Overlay District, which further regulates land uses on properties abutting or gaining access from East Beltline Avenue, between Highway I-96 on the south and the north Township line at Four Mile Road.

The following is a summary of the zone districts that are applicable to the current land uses in each of the future land use planning areas established in this Supplement No. 2; certain of these districts are also applicable to the recommended future land uses for each of the five future land use areas.

Southeast Cultural Area

- The R-1 Single-Family Residential District
- The C General Commercial District
- The C-2 Suburban Office District
- The OR-PUD Office-Residential PUD District
- The O-PUD Office PUD District
- The NC-PUD Neighborhood Commercial PUD District

Legacy Area

- The R-1 Single Family Residential District
- The C-1 Neighborhood Commercial District
- The C-2 Suburban Office District
- The R-PUD Residential PUD District
- The OR-PUD Office-Residential PUD District
- The NC-PUD Neighborhood Commercial PUD District

East Gardens Area

- The SR Suburban Residential District
- The R-1 Single-Family Residential District
- The C-2 Suburban Office District
- The R-PUD Residential PUD District
- The OR-PUD Office-Residential PUD District
- The O-PUD Office PUD District

Northeast Rural Area

- The SR Suburban Residential District
- The R-1 Single Family Residential District
- The C-1 Neighborhood Commercial District
- The OR-PUD Office-Residential PUD District
- The O-PUD Office PUD District
- The HC-PUD Healthcare and Commercial/Residential Uses-Mixed Use PUD District

Orchard Highlands Area

- The SR Suburban Residential District
- The R-1 Single Family Residential District
- The R-3 Manufactured Housing Community District
- The C General Commercial District
- The C-1 Neighborhood Commercial District
- The C-2 Suburban Office District
- The OR-PUD Office-Residential PUD District
- The CS-PUD Community Service PUD District
- The NC-PUD Neighborhood Commercial PUD District



CHAPTER 6

IMPLEMENTATION OF THE PLAN

As noted in the Introduction to this Supplement No. 2, the Township's Master Plan is the official guide for the future development, use and preservation of lands throughout the Township. The overriding Township goal for the Master Plan is to achieve desirable locations for all types of land use applicable in the Township, whether those are current uses to be continued or duly proposed uses. Accordingly, the Plan includes designated areas for homes and neighborhoods, business enterprises, public parks and recreation areas, major and local streets, cultural and educational institutions, preservation of sensitive and scenic areas and other land uses and public services that will continue to enhance the Township as a place to live, to raise families, to carry on business enterprises, to enjoy leisure time and to enhance those enduring qualities that have come to characterize the Township.

The principal means of accomplishing the land-use recommendations of the Master Plan is the adoption of provisions in the Township's zoning ordinance that would place into effect the various recommendations of the Master Plan for the continuation of current uses or the encouragement of new locations or patterns of development or preservation of unique or sensitive areas. To achieve the objectives of the Master Plan, as amended by this supplement, the following actions with respect to zoning ordinance provisions and periodic amendments in the Master Plan should be undertaken.

A. *Review of the SR Suburban Residential District (Chapter 6)*

1. The SR district is the second most restricted single-family district in the Township. It covers nearly all of the Township east of East Beltline Avenue and north of Michigan Street.

2. Consider adding minimum provisions in Chapter 24 for the following SR district special land uses: athletic grounds, public and private parks and country clubs and golf courses.

3. Consider deleting the special land use for public libraries, museums and art galleries.

4. Consider deleting hospitals and out-patient facilities as a special land use, as such usually large facilities should be considered under the HC-PUD district, which provides for greater Township regulation.

5. Consider deleting cemeteries and crematories as special land uses.

B. *Review the R-1 Single-Family Residential District (Chapter 7)*

1. The R-1 district is the most restricted residential district in the Township. It covers most of the Township south of Fulton Street to the south Township line at Hall Street, east of Highway I-96.

2. Consider deleting farms and farm operations as a permitted use, inasmuch as the required minimum area of a farm is 10 acres.

3. Consider deleting greenhouses, plant nurseries, orchards and vineyards as permitted uses. They are permitted only as part of a farm operation and only on at least 10 acres.

4. Consider deleting athletic grounds as a special land use. They are limited to parcels of at least 10 acres.

5. Consider deleting public libraries, museums, art galleries, hospitals and out-patient facilities, cemeteries and crematories as special land uses.

C. *Review the C-2, C-1 and C Districts (Chapters 10, 11 and 12)*

1. These districts are the C-2 Suburban Office District, the C-1 Neighborhood Commercial District, and the C General Commercial District.

2. Consider adding office and commercial uses that may have become more common in the period since the districts were last amended.

3. Consider adding other special land uses to the districts.

4. Marijuana establishments are prohibited in the Township under Section 4.25. The C-1 and C-2 districts also specifically prohibit this use. Consider adding the same prohibition to the C district.

D. *Review the Planned Unit Development Districts (Chapters 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 22A).*

1. Following adoption of Supplement No. 1 of the Master Plan in 2013, the nine planned unit development districts were reduced to five PUD districts.

2. Consider reviewing each of the five PUD districts as to potential amendments.

E. *Review the General Provisions applying to all zoning districts (Chapter 4)*

1. Consider reviewing Section 4.4, Infill Development in Existing Plats, as to whether its provisions have produced satisfactory results in application.

2. Consider reviewing Section 4.16, Accessory Buildings.

(a) Consider reviewing Section 4.16.8.i, which provides that in the SR and R-1 districts, on parcels of one acre or less, the total maximum area of accessory buildings is 720 square feet (or 24 feet by 30 feet). Consider whether this maximum figure is appropriate for small platted lots, for example.

(b) Consider whether the maximum floor area limitations of accessory buildings on parcels of two, three and four acres remain appropriate.

(c) Consider whether experience under the application of the following general provisions of Chapter 4 has been satisfactory: accessory uses (4.16A), home occupations (4.17), parking of commercial vehicles and recreational vehicles in residential districts (4.18) and outdoor displays and sales in the C district (4.24).

F. *Consider Reviewing the Provisions of the Northeast Beltline Overlay District (Chapter 23)*

G. *Consider Reviewing the Private Road and Shared Driveway Provisions (Chapter 27)*

(a) Consider reviewing Section 27.2.f, and other shared driveway provisions, regulating the width of a shared driveway easement, the required minimum frontage of a parcel served by a shared driveway easement, the required separation between shared driveway easements and other shared driveway provisions, as to whether their application has been satisfactory.

(b) Consider reviewing Section 27.7, covering private roads, as to satisfactory experience in the application of these provisions.

H. *Consider Reviewing the Chapters on Site Condominiums (Chapter 25), Off-Street Parking and Loading (Chapter 28) and Signage (Chapter 30)*

The Master Plan and this Supplement should also be implemented as follows:

A. The Township should support and implement the Capital Improvement Plan, including the Parks and Recreation Plan and its subsequent revisions.

B. The Master Plan should next be amended, or a new master plan should be prepared, at the beginning of 2029, or at that time the Planning Commission and Township Board should determine that such changes are not needed.

