

CHAPTER 19

“PUD-5” COMMUNITY SERVICE PUD DISTRICT

SECTION 19.1 PURPOSE. The PUD-5 zone is intended for a variety of land uses. This zone is not intended to be developed with a single type of land use. Permitted uses would include, but not be limited to multi-family, service uses, retail and institutional uses such as churches and governmental buildings. The retail or service uses would be developed concurrently with permitted non-commercial uses in order to achieve a development with multiple uses.

Uses in a PUD-5 zone intended to serve the surrounding community and provide commercial and service uses of a convenient to nearby residents. PUD-5 zoning districts should be developed with a unified architectural theme with emphasis on pedestrian circulation and on building design and placement which relate more to on-site uses rather than off-site uses and passing traffic.

SECTION 19.2 USES PERMITTED. Except as otherwise provided by this Chapter, land in the Community Services Planned Unit Development zone may be used only for the purposes (or a combination of the purposes) provided below subject to the limitations for commercial uses as set forth in Section 19.3(1).

- a. Retail shops and stores including but not limited to:
 - Antique Sales
 - Art gallery and artist supply store
 - Bakeries
 - Book stores
 - Card shops
 - Clothing store
 - Florist
 - Grocery store
 - Hardware store
 - Ice cream shop
 - Butcher shop
 - Pharmacy
 - Photocopy and printing shop
 - Video rental and sales

- b. Personal service establishments including but not limited to:
 - Barber shops
 - Beauty shops
 - Dry cleaning and laundry
 - Health and physical fitness establishments
 - Shoe repair shop
 - Tailor shop

- c. Professional offices of doctors, dentists, lawyers, accountants, realtors, architects, engineers, business or financial consultants or other professionals and corporate, executive, administrative or sales offices including incidental sales of medical and dental aids.

- d. Government and public service uses such as government offices, public libraries, public and private museums.
- e. Medical and dental clinics.
- f. Sit down and carry out restaurants, delicatessens, and coffee houses. Those uses with drive-in or with drive through facilities are not permitted.
- g. Banks and credit unions and other financial institutions.
- h. Animal hospitals, veterinary clinics including boarding provided that all animal runs shall be totally enclosed.
- i. Retirement and elderly housing
- j. Multi-family housing subject to the applicable requirements of Chapter 16.
- k. Child care centers
- l. Mortuaries and funeral homes
- m. Churches and other places of religious assembly
- n. Other principal uses which are determined by the Planning Commission (a) to be similar in character and operation to the permitted uses described above; (b) to be closely complementary and to enhance permitted uses; and (c) to be compatible with the intent and purposes of the PUD-5 District.
- o. Uses, structures, and buildings that are customarily incidental to the permitted principal use including the outdoor storage and sale of merchandise when accessory and contiguous to the principal building.
- p. The following uses are specifically prohibited in the PUD-5 zoning district:
 - Open air businesses
 - Movie theaters
 - Retail building supply stores
 - Warehouse type stores and buying clubs
 - Automobile service and gas stations
 - Vehicle wash establishments
 - Motor vehicle sales
 - Manufactured homes sales or service
 - Recreational vehicle sales or service
 - Motels and hotels
 - Restaurants with drive-in or drive-through facilities
 - Convenience stores
- q. A home occupation, subject to the provisions of Section 4.16 of this ordinance.

SECTION 19.3 SITE DEVELOPMENT STANDARDS AND CONDITIONS. Except as otherwise provided in this Chapter, development plans for the use of land within a PUD-5 zoning district shall at a minimum comply with the standards and conditions provided in this Section as well as

the standards and conditions applicable to all PUD districts as set forth in Chapter 14 and any other applicable provisions of this Ordinance.

1. *Mixed Land Uses Requirement*
 - a. A maximum of one-third of the gross acreage of a PUD-5 site may be devoted to permitted commercial uses and required parking.
 - b. Any commercial uses proposed for a PUD-5 development shall be constructed concurrently with non-commercial uses (i.e., substantially equal amounts of commercial and non-commercial uses shall be constructed at the same time, in terms of land area and necessary parking).
 - c. For purposes of this section, commercial uses are those permitted in the PUD-5 zone under Sections 19.2(a), (b), (g) and (h).
 - d. The Planning Commission may recommend to the Township Board and the Board in its discretion may modify the requirements of Sections 19.3(1)(a) and (b) if the Planning Commission and the Township Board find, based on facts presented by the applicant, that all of the following criteria are met:
 1. Even if the modification is approved, the resulting PUD-5 development will be consistent with the purpose and intent of the PUD-5 zone district as provided by Section 19.1 and by other applicable provisions of this Zoning Ordinance;
 2. Even if the modification is approved, non-commercial uses will predominate in the mix of land uses proposed for the PUD-5 development;
 3. The modification is justified due to the nature, size, density, location or design of the proposed PUD-5 development.
2. *Area and Yard Requirements*
 - a. In order to be rezoned to PUD-5, a site must contain at least 10 acres. This requirement may be reduced by the Planning Commission if, in its discretion, it is determined that the PUD can be developed on a smaller parcel in accordance with the intent and standards of the PUD-5 district.
3. *Building Setbacks*

The setback from all lot lines including the right of way lines for public and private roads abutting the site or serving the interior of the site shall be determined for the PUD by the Planning Commission and Township Board, based on the application of site planning criteria to achieve integration of the development with the characteristics of the site area. In making these determinations, the criteria considered shall include the following:

 1. Number, type and size of buildings.
 2. Proximity to adjacent existing and future land uses.
 3. Preservation of existing vegetation or other natural features on site.

4. Topography of the site.
5. Provision of water, sanitary sewer, and storm sewer.
6. Overall design of the development relative to its compatibility with nearby existing or proposed land uses.

The front yard, side yards, and rear yard shall be kept clear and unobstructed and shall not be used for the storage or disposal of any materials, except in approved locations within the PUD, but shall be screened or landscaped or used for off-street parking and for loading and unloading in accordance with the purposes of the PUD.

4. *Landscaping, Buffer Areas and Open Space*

Landscaping shall be provided for greenbelts, front yards and parking lots as required by Chapter 29.

5. *Access and Circulation*

The control of traffic is an important consideration in the development of a PUD-5 zoned parcel. The following standards shall be used by the Planning Commission in determining access to a site.

- a. For a site located on the East Beltline a driveway or driveways may be allowed onto the Beltline if it is demonstrated through a traffic impact study that the traffic flow on the East Beltline will not be seriously disrupted.
- b. Driveways permitted on the East Beltline shall be provided according to the standards contained in the Grand Rapids Charter Township 1992 Plan for the East Beltline and the 1998 North East Beltline Joint Development Plan.
- c. Driveways serving the site from adjoining streets other than the East Beltline shall be at least 300 feet from the East Beltline right of way.
- d. A traffic impact study shall be submitted with the Preliminary Development Plan. The study shall provide data and findings for on site and off site traffic control measures, information on the amount of traffic generated by proposed uses, the impact of traffic on adjacent and nearby streets, and other traffic information as required by the Planning Commission
- e. As a condition of approval of any PUD-5, the Planning Commission shall find, based on the results of the traffic impact study and other information, that safe and efficient traffic flow will be maintained on adjacent and nearby streets once the proposed use is established.
- f. Interior roadways and parking lots shall be designed so that traffic circulates with a minimum of conflict. Entrance points to parking areas shall be placed so as to avoid vehicles backing up onto adjacent roadways.

4. Light from the illuminated source shall be so shaded, shielded, or directed that the light intensity or brightness will not have an adverse impact on surrounding areas.
 5. Exterior building and parking lot lights shall have only the minimum illumination necessary for security and safe vehicle and pedestrian movement.
- b. Lighting fixtures shall be a down-type having 100 percent cut off at the horizontal plane at the bottom of the light fixture.
 - c. Blinking, flashing, lights which change intensity and beacon lights are not permitted.
 - d. Pole mounted lights shall not be more than 35 feet in height unless a lesser height is required by the Planning Commission.
 - e. Interior building lights shall be arranged and designed so as not to be a distraction or a visual nuisance to passing motorists or nearby residents or property owners.
 - f. During non-operating hours lighting shall be reduced to levels necessary for security purposes only.
9. *Storm Drainage*
- a. Storm drainage facilities shall be designed to respect the natural drainage pattern of the site. Measures shall be taken to prevent roadway and parking lot oil and gas residues and other pollutants from being discharged to the natural drainage systems.
 - b. Storm water detention ponds shall be required if necessary for the containment of estimated surface water run off. Such ponds shall be placed at locations that will not detract from visual amenities along the streetscaped or result in a hazard to pedestrians in the immediate area.
 - c. A storm water management plan shall be submitted along with the Final PUD Site Plan. The plan shall provide information on how storm water will be controlled during and after construction. This plan shall be subject to the review and approval of the Township Engineer.
 - d. Compliance with any applicable Township storm water management ordinance.

SECTION 19.4 SIGNS. Signs in a PUD-5 district shall comply with the regulations contained in Chapter 30 of this Ordinance. Drawings illustrating sign design, size, location and lighting shall be submitted to the Planning Commission in its review of the PUD-5 rezoning application.