

CHAPTER 20

"TC-PUD" TOWN CENTER PUD DISTRICT

SECTION 20.1 INTENT. The Town Center PUD zone district is intended to allow for a complementary blend of governmental, recreational, cultural, and institutional retail and service uses at a central location to serve as a gathering place or "town center" for residents of the Township. Such uses are intended to complement office, recreational, institutional and residential uses in the area. Site development standards proposed and uses permitted herein are designed to achieve a development design and character which promotes multiple land uses and encourages this area as a central gathering place for Grand Rapids Charter Township residents.

SECTION 20.2 ELIGIBLE PROPERTY; GENERAL PROCEDURE. Property which is eligible for Town Center District PUD according to the "Grand Rapids Charter Township Comprehensive Land Use Plan", as amended from time to time, may be rezoned "Town Center PUD". The application for rezoning to Town Center PUD shall be made by the applicant and shall be reviewed by the Planning Commission and the Township Board according to the procedures provided by Chapter 13.

Any rezoning request for a Town Center PUD district must be accompanied by a site plan in accordance with the requirements of Chapter 13. In addition, this plan must illustrate the total development of the land proposed for rezoning and the relationship of the development to other existing buildings and structures on adjacent lands zoned in the Town Center PUD District or designated for such use under the terms of the Comprehensive Land Use Plan, so as to assist the Planning Commission and the Township Board in evaluating whether the propose project complies with the intent and standards of the Town Center PUD District.

SECTION 20.3 USE REGULATION. Property which is zoned Town Center Planned Unit Development shall not be used except in accordance with a development plan approved under Chapter 13 for one or more of the following permitted uses:

1. Governmental and public service uses, including offices for municipal, state, federal or other governmental agencies; public libraries, public museums and public art galleries.
2. Churches or other places of religious assembly
3. Parochial and private non-profit schools (not operated as commercial enterprises) subject to the provisions of Section 24.13,B,4 and parochial and private for-profit colleges and universities, provided that all buildings shall be located at least 50 feet from adjoining lot lines
4. Parks, athletic grounds and athletic facilities provided that all buildings shall be located at least 50 feet from any property line.
5. Homes for the elderly or retired, provided that the requirements provided by Section 24.13,B,11 of this Zoning Ordinance are met.
6. Retail and service uses permitted in the Town Center PUD District shall be as follows: coffee shop; bakery; ice cream shop; non-drive-through, non-

freestanding restaurants; book store; card and flower shop; barber and beauty shop; and bank. Permitted retail and service uses shall be of a size and nature complementary to existing nearby governmental, office, recreational and residential uses and shall be intended to enhance the general purposes of the Town Center PUD as a gathering place.

7. 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 the permitted uses; and (c) to be compatible with the intent and purposes of the Town Center PUD District.
8. Accessory uses and buildings which are compatible with the intent and purposes of the Town Center PUD District.

SECTION 20.4 SITE DEVELOPMENT STANDARDS AND CONDITIONS. Development plans for the use of land within the Town Center PUD District shall at a minimum comply with the standards and conditions provided in this Section, in addition to the standards and conditions applicable to all PUD district as set forth in Chapter 14 and any other applicable provisions of this Ordinance.

1. Area requirements. To be considered for rezoning to Town Center PUD, the minimum lot size shall be 5 acres unless this requirement is waived by the Planning Commission.
2. Landscaping and buffer zones.
 - a. A 25 foot buffer or planting strip, landscaped and maintained as required by this Ordinance, shall also be provided along the East Beltline.
 - b. A 50 foot buffer or planting strip, landscaped and maintained as required by this Ordinance, shall be provided to serve as a protective screen between any permitted use within the Town Center PUD and adjacent property which is zoned residential.
3. Off-street Parking and loading. Except as otherwise approved under Section 14.17 of this Ordinance, off-street parking and loading spaces shall be provided as required by Chapter 28 of this Ordinance.
4. Ingress and egress. Ingress and egress for a Town Center PUD development shall be provided as required by Section 14.5 of this Ordinance.
5. Design, appearance, and mix of Town Center uses.
 - a. The mix of uses proposed for a Town Center PUD project shall be compatible with and advance the intent and purposes of the Town Center PUD District to function as a central gathering place as described in the Comprehensive Land Use Plan.
 - b. Proposed buildings shall be grouped or positioned in appropriate relationship to existing lands, buildings and structures in the Town Center

PUD District, so as to create the intended "town center" atmosphere and appearance.

- c. Buildings, structures, signs or other improvements shall have a unified architectural theme and shall be compatible in style and appearance to the Township offices.
- d. Walkways, paths, trails, bike paths, benches, picnic tables, and similar features shall be provided as determined necessary by the Planning Commission to enhance the use of the site by pedestrians and to provide public access to the Township Park and the Township Offices.
- e. Outdoor enhancements or accessory uses (including flower gardens, pavilions, gazebos, nature trails, pools and streams, bridges, and other similar amenities) shall be provided as determined necessary by the Planning Commission to promote the intended "town center" atmosphere within the Town Center PUD District.