

**CHARTER TOWNSHIP OF GRAND RAPIDS**

**COUNTY OF KENT, MICHIGAN**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of the Charter Township of Grand Rapids will hold a public hearing on October 27, 2020, at 7:00 p.m. at the Grand Rapids Charter Township Hall, 1836 East Beltline Avenue NE, within the Township, on the application of Franklin 3300 Beltline, LLC for the rezoning of an 11.19-acre parcel of land commonly designated as 3300 East Beltline Avenue NE, from the Residential Planned Unit Development District (R-PUD), in accordance with the final development plan of the Franklin Partners Planned Unit Development, to the Office Planned Unit Development District (O-PUD), in accordance with the final development plan of the Franklin 3300 Beltline/Southern Sun Planned Unit Development. If approved, the proposed rezoning would permit the development and use of (1) a 7.65-acre parcel of land (Parcel B2) for a two-story medical office building, with off-street vehicle parking areas, landscaping, undeveloped open space and other amenities; and (2) a 3.54-acre parcel of land (Parcel B1) for only the office uses permitted in the O-PUD District, and including off-street vehicle parking areas, landscaping, undeveloped open space and other amenities.

The lands proposed for rezoning are located on East Beltline Avenue, NE, on either side of the proposed and previously approved Sunshine Ridge Drive, a private street, extending east from East Beltline Avenue. Such lands are legally described as follows:

Part of the Northwest 1/4 of Section 2, Town 7 North, Range 11 West, Grand Rapids Township, Kent County, Michigan, described as: Commencing at the Northwest corner of said Section; thence S88°26'57"E 234.52 feet along the North line of said Section; thence S01°33'03"W 33.00 feet; thence S35°05'23"W 215.96 feet; thence S01°19'57"W 297.29 feet; thence S88°40'03"E 50.00 feet; thence S01°19'57"W 513.26 feet; thence Southwesterly 94.71 feet along a 5849.58 foot radius curve to the right, said curve having a central angle of 00°55'40", and a chord bearing S01°47'47"W 94.71 feet to the Point of Beginning (the previous six courses being along the Easterly right-of-way line of East Beltline Avenue);

thence S87°44'23"E 268.43 feet; thence S01°33'28"W 340.77 feet; thence Southwesterly 130.59 feet along a 200.00 foot radius curve to the left, said curve having a central angle of 37°24'37", and a chord bearing S49°23'07"W 128.28 feet; thence Southwesterly 221.26 feet along a 200.00 foot radius curve to the right, said curve having a central angle of 63°23'11", and a chord bearing S62°22'24"W 210.15 feet; thence N85°56'00"W 60.29 feet; thence N04°04'00"E 348.18 feet; thence Northeasterly 182.86 feet along a 5799.06 foot radius curve to the left, said curve having a central angle of 01°48'24", and a chord bearing N03°09'48"E 182.85 feet; thence S87°44'23"E 50.00 feet to the Point of Beginning (the previous three courses being along the Easterly right-of-way line of East Beltline Avenue); and also part of the Northwest 1/4 of Section 2, Town 7 North, Range 11 West, Grand Rapids Township, Kent County, Michigan, described as: Commencing at the Northwest corner of said Section; thence S88°26'57"E 234.52 feet along the North line of said Section; thence S01°33'03"W 33.00 feet; thence S35°05'23"W 215.96 feet; thence S01°19'57"W 297.29 feet; thence S88°40'03"E 50.00 feet; thence S01°19'57"W 513.26 feet; thence Southwesterly 94.71 feet along a 5849.58 foot radius curve to the right, said curve having a central angle of 00°55'40", and a chord bearing S01°47'47"W 94.71 feet; thence N87°44'23"W 50.00 feet; thence Southwesterly 182.86 feet along a 5799.06 foot radius curve to the right, said curve having a central angle of 01°48'24", and a chord bearing S03°09'48"W 182.85 feet; thence S04°04'00"W 348.18 feet to the Point of Beginning (the previous nine courses being along the Easterly right-of-way line of East Beltline Avenue); thence S85°56'00"E 60.29 feet; thence Northeasterly 190.33 feet along a 200.00 foot radius curve to the left, said curve having a central angle of 54°31'30", and a chord bearing N66°48'15"E 183.23 feet; thence S49°41'38"E 268.84 feet; thence S04°04'00"W 688.60 feet; thence N89°50'37"W 400.93 feet along the North line of the South 375 feet of the Northwest 1/4 of said Section; thence N04°04'00"E 219.78 feet; thence N85°56'00"W 20.00 feet; thence N04°04'00"E 275.00 feet; thence N85°56'00"W 20.00 feet; thence N04°04'00"E 296.17 feet to the Point of Beginning, (the previous three courses being along the Easterly right-of-way line of East Beltline Avenue), Grand Rapids Township, Kent County, Michigan.

All interested persons may attend the public hearing and comment on the requested rezoning to the Office Planned Unit Development District. Written comments concerning the requested rezoning may be submitted to the Township office, to the attention of the Zoning Administrator, at the above-stated address up to the time of and during the public hearing.

Grand Rapids Charter Township provides access to services and programs without regard to an individual's handicaps or disabilities. Reasonable accommodations can be provided

without charge, including auxiliary aids and services as necessary. If you have special needs, please contact the Township office at least 48 hours in advance of the hearing.

Dated: September 30, 2020

PLANNING COMMISSION OF THE  
CHARTER TOWNSHIP OF GRAND RAPIDS