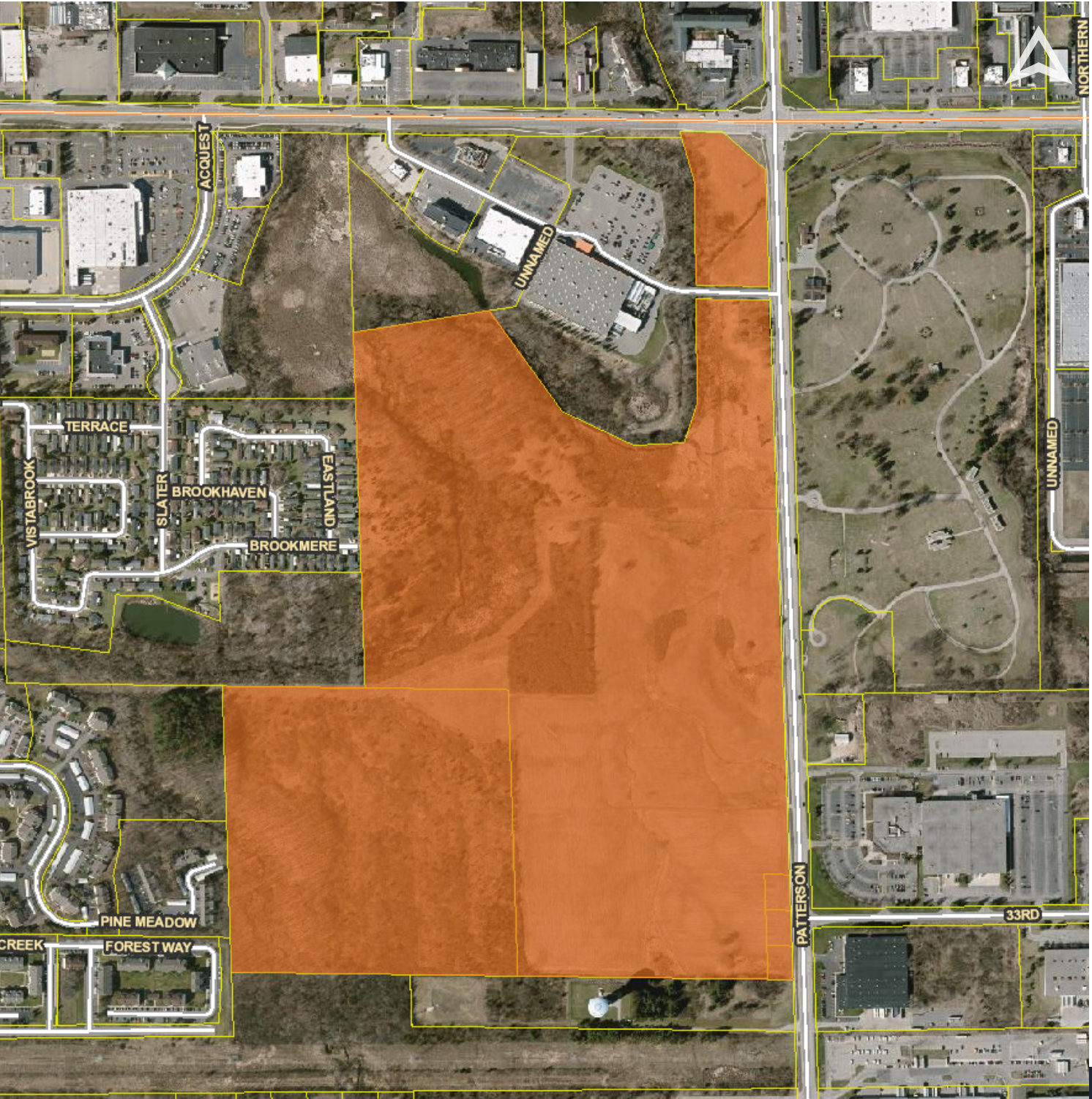


Patterson Farm | 154 +/- Acres

4750 28th Street SE & 2933 - 3191 Patterson Avenue SE
Kentwood, MI 49512



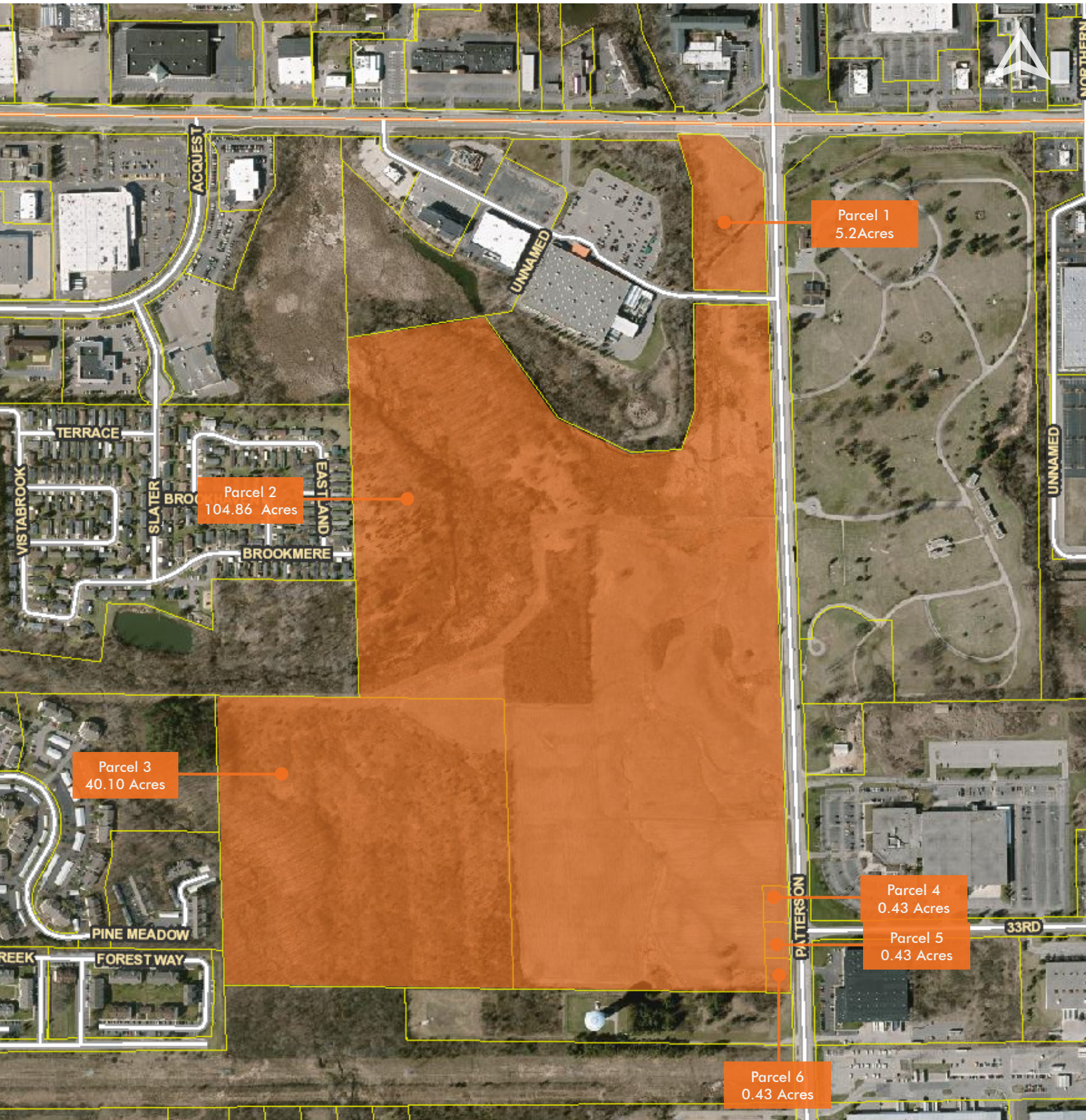
CONTACT

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FOR SALE MIXED-USE DEVELOPMENT OPPORTUNITY

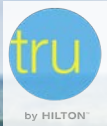
This is a very rare opportunity to purchase 154 +/- acres of land in the City of Kentwood located in an already well-developed corridor. This property has never been offered for sale before and has the potential to be a large-scale mixed-use development. The site has access to municipal sewer and water as well as already well establish road infrastructure. The municipality is open to conversations about the ultimate use. The sellers would consider selling off portions of the property depending on use.

#	ADDRESS	ACREAGE	PPN
1	4750 28th Street SE	5.20	41-18-13-300-005
2	2933 Patterson Avenue SE	104.86	41-18-13-200-007
3	3253 Patterson Avenue SE	40.10	41-18-13-400-001
4	3171 Patterson Avenue SE	0.43	41-18-13-400-017
5	3181 Patterson Avenue SE	0.43	41-18-13-400-018
6	3191 Patterson Avenue SE	0.43	41-18-13-400-019

154 +/-
ACRES

MIXED-USE
DEVELOPMENT OPPORTUNITY





28th St SE

36746 ADT

CITY OF KENTWOOD ZONING MAP

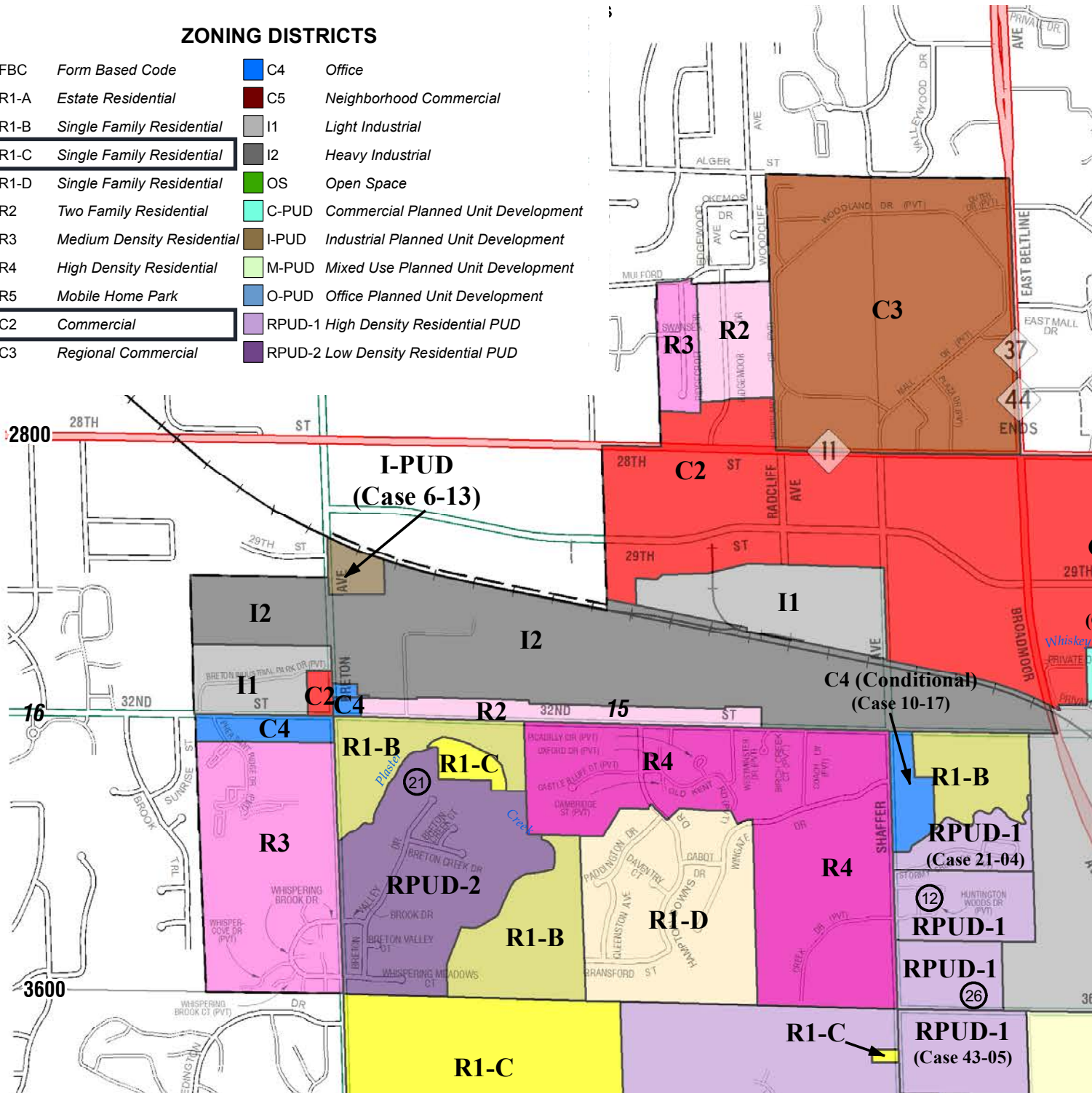


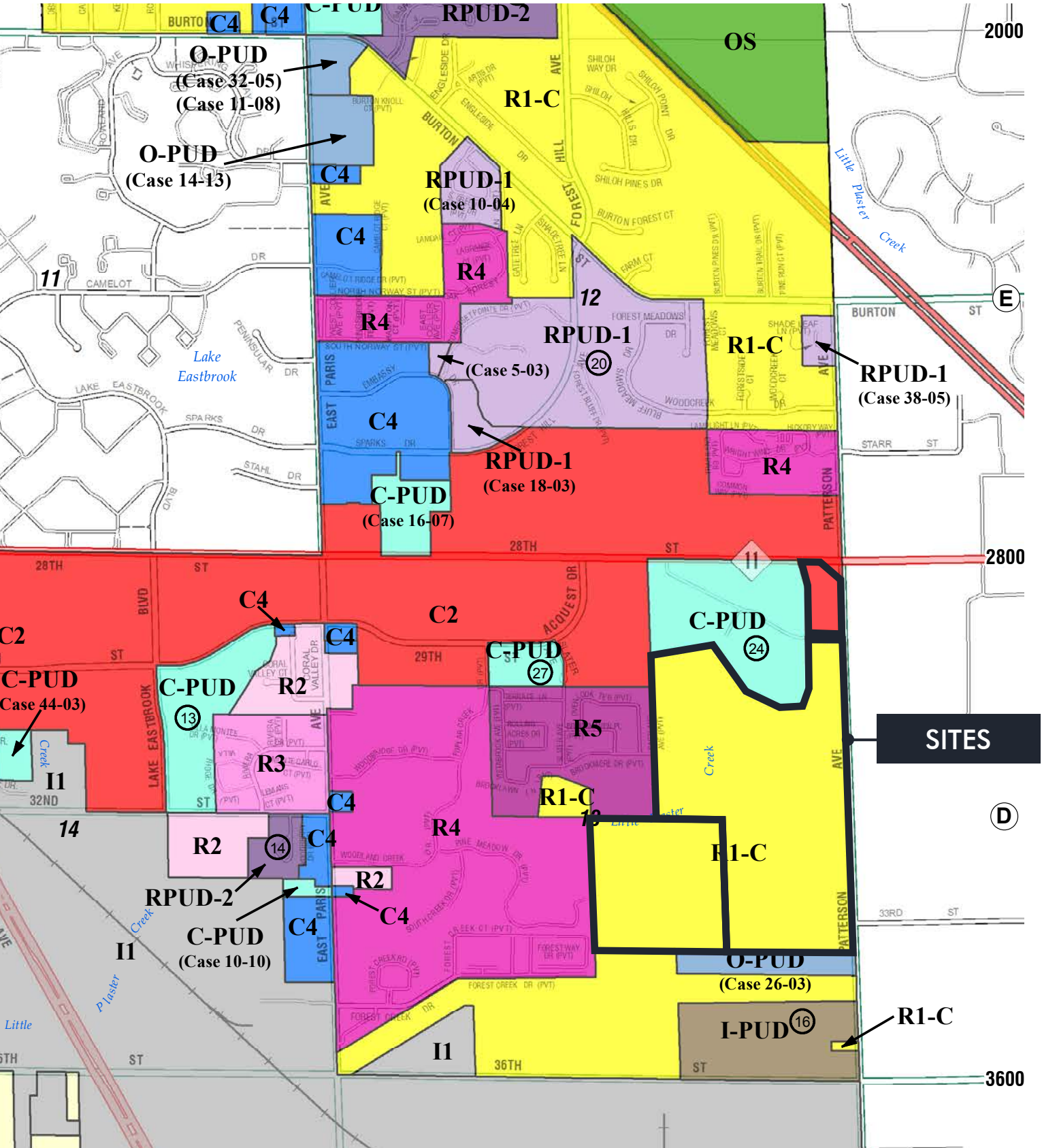


CITY OF KENTWOOD ZONING MAP

ZONING DISTRICTS

 FBC	Form Based Code	 C4	Office
 R1-A	Estate Residential	 C5	Neighborhood Commercial
 R1-B	Single Family Residential	 I1	Light Industrial
 R1-C	Single Family Residential	 I2	Heavy Industrial
 R1-D	Single Family Residential	 OS	Open Space
 R2	Two Family Residential	 C-PUD	Commercial Planned Unit Development
 R3	Medium Density Residential	 I-PUD	Industrial Planned Unit Development
 R4	High Density Residential	 M-PUD	Mixed Use Planned Unit Development
 R5	Mobile Home Park	 O-PUD	Office Planned Unit Development
 C2	Commercial	 RPUD-1	High Density Residential PUD
 C3	Regional Commercial	 RPUD-2	Low Density Residential PUD





CITY OF KENTWOOD

ZONING ORDINANCE

CHAPTER 5 | R-1 RESIDENTIAL DISTRICTS

SECTION 5.01 INTENT AND PURPOSE

The regulations of this District are intended to encourage a suitable environment for very low and low-density residential development, and compatible supportive recreational, institutional, and educational uses.

SECTION 5.02 TABLE OF USES

A. The following abbreviations apply to the Table of Uses:

P: Land and/or buildings in this District may be used for the purposes listed by right.

SLU: The following uses may be permitted by obtaining Special Land Use approval when all applicable standards as cited in Chapter 15 and elsewhere are met:

NP: Use is not permitted in the district.

Use	R1-A	R1-B	R1-C	R1-D
Residential				
Detached single-family dwellings.	P	P	P	P
Manufactured and Modular single-family detached dwellings Subject to Section 3.22.	P	P	P	P
Residential Child and Adult Care Facilities	Refer to Section 3.20			
Zero lot line, single family detached dwellings	NP	SLU	SLU	SLU
Non-Residential				
Accessory buildings and uses as defined in Chapter 2 and subject to Sections 3.15 and 3.16.	P	P	P	P
Agricultural Operations including general farming, truck farming, fruit orchards, nursery, greenhouses, and usual farm buildings	NP	NP	NP	NP
Assisted Living Facility	P	P	P	P
Cemeteries	P	P	P	P
Clinics	SLU	SLU	SLU	SLU
Colleges and universities.	SLU	SLU	SLU	SLU
Convalescent Home	SLU	SLU	SLU	SLU
Elementary and secondary schools	SLU	SLU	SLU	SLU
Golf courses or country clubs	SLU	SLU	SLU	SLU
Home Occupations subject to Section 3.18	P	P	P	P
Horse riding stables, horse breeding stables	SLU	SLU	NP	NP

Use	R1-A	R1-B	R1-C	R1-D
Hospitals	SLU	SLU	SLU	SLU
Municipal and public service activities	SLU	SLU	SLU	SLU
Nursing Home	SLU	SLU	SLU	SLU
Parks, playgrounds and community centers	P	P	P	P
Places of Religious Worship	SLU	SLU	SLU	SLU
Recreation facilities, indoor or outdoor	SLU	SLU	SLU	SLU
Utility substations, transmission lines and switching stations	SLU	SLU	SLU	SLU
Exempt Wireless Communication Equipment (attached to a lawful existing Wireless Support Structure) in accordance with Act 366 of 2018 (Refer to Section 3.21)	P	P	P	P
Exempt Small Cell Wireless Facility or Support Structure in accordance with Act 365 of 2018 (Refer to Section 1.07F)	P	P	P	P
Non-Exempt Small Cell Wireless Facility (outside of ROW) in accordance with Act 365 of 2018 (Refer to Section 1.07F)	SLU	SLU	SLU	SLU
Non-Exempt Small Cell Wireless Facility or Support Structure in the ROW (exceeds height, width, etc. standards) in accordance with Act 365 of 2018 (Refer to Section 1.07F)	SLU	SLU	SLU	SLU
New Wireless Communication Support Structure (Refer to Section 1.07F)	SLU	SLU	SLU	SLU
Non-Exempt Wireless Communication Equipment or Support Structure (exceeds height, width, etc. standards) in accordance with Act 366 of 2018 (Refer to Section 1.07F or Refer to Section 3.21)	SLU	SLU	SLU	SLU

SECTION 5.03 DEVELOPMENT REQUIREMENTS

A. Site Plan Review Requirements

The following chart provides requirements for site plan review. A site plan shall be submitted for Planning Commission review in connection with the following, unless specifically exempted in Section 14.02:

District	Site Plan Review Requirements	Other Requirements
R1-A-D	All Special Land Uses, Plats and Site Condominium Developments	Any new building with a permitted use shall be subject to approval by the Staff Review Team in accordance with the requirements of Section 13.05. See Section 3.25 for site condominium requirements and procedures. See Chapter 14 for site plan requirements. See Chapter 15 for Special Land Use Requirements.

B. Lot, Yard, and Building Requirements

Requirement	R1-A	R1-B	R1-C	R1-D	Other Requirements
Minimum Lot Area	5 acres (217,800 sq. ft.)	14,000 sq. ft.	10,000 sq. ft., if served by public water and sanitary sewer	5,500 sq. ft., if served by public water and sanitary sewer	Minimum 20 acre site for Cemeteries. Also See Section 5.03 C, 1.
		20,000 sq. ft. if not served by public water and sanitary sewer 16,800 sq. ft. if served by public water but not sanitary sewer			
Minimum Lot Width	See Section 3.23	100 ft.	80 ft.	50 ft.	Lot width is measured at the front building setback line. See Section 3.05
		160 ft. if not served by public water and sanitary sewer 140 ft. if served by public water but not sanitary sewer			See Section 5.03 C. 1.
Front Yard	40 ft.	40 ft.	35 ft.	25 ft.	See Section 5.03 C. 1.
			For nonresidential main buildings a minimum thirty-five (35) foot front yard shall be provided		
Side Yard	12 ft.	7 ft.	7 ft.	5 ft.	In cases of non-parallel lot lines, the nearest wall shall be no closer than four (4) feet to the nearest point of the side lot line.
	On the side street of a corner lot, a minimum side yard of twenty-five (25) feet shall be provided.				See Section 5.03 C. 1. See definition of Yard Side in Section 2.02.Y
	For nonresidential principle use buildings a minimum twenty (20) foot side yard shall be provided				
Rear Yard	35 ft.	35ft.	35 ft.	30 ft.	Except for the R1-A District, in the case of corner lots there shall be a rear yard of not less than twenty-five (25) feet.
					See Section 5.03 C. 1.
					For nonresidential main buildings a minimum fifty (50) foot rear yard shall be provided.

Requirement	R1-A	R1-B	R1-C	R1-D	Other Requirements
Maximum Lot Coverage	20%	25%	25%	30%	Includes area of lot covered by main and accessory buildings and structures
Minimum Dwelling Unit Size	1,040 sq. ft. minimum 650 sq. ft. on main floor			850 sq. ft. minimum 600 sq. ft. on main floor	See Chapter 2 Floor Area, Main definition for split level buildings.
Maximum Building Height	2 1/2 stories or 35 ft.	2 stories or 25 ft.	2 stories or 25 ft.	2 stories or 25 ft.	
		For sites over 5 acres, the building height for nonresidential main buildings may be increased by 1 ft. for each 10 ft. of additional setback provided above 50 ft. from building wall to nearest property line, to a maximum height of 35 ft			See Chapter 2, definition for building height and Section 3.03.

C. Average Lot Requirements

- The R1-D requirements for Lot Area, Lot Width, Side Yard, Front Yard, and Rear Yard are minimum requirements. The following average lot requirements apply to plats and site condominium projects. Each phase must meet the following average requirements. All other requirements of Section 5.03 remain the same.

Averaged Requirement	R1-D	Other Requirements
Lot Area	6,600 sq. ft.	
Lot Width	60 ft.	Lots with more than one public street frontage shall count the shorter street frontage as the lot width used to determine average width.
Side Yard	5 ft. one side/ 12 ft. total	
Front Yard	25 ft.	
Rear Yard	30 ft.	

D. Development Requirements for Parking

- The amount of required off-street parking spaces for individual uses shall be determined in accordance with the following table and shall meet the dimensional requirements of Chapter 17.

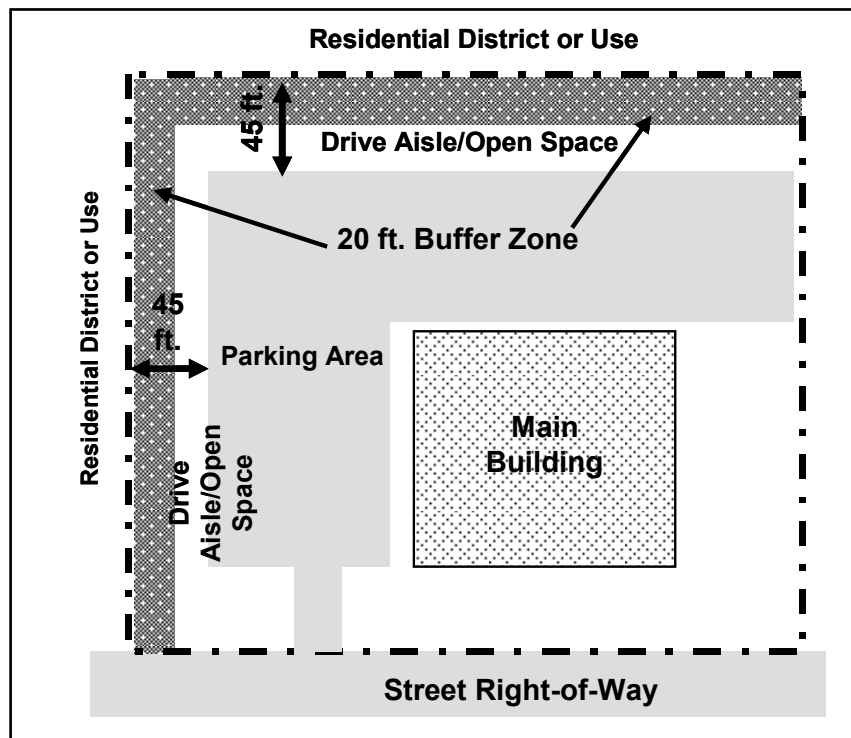
Use	Parking Requirement Spaces per unit of measurement
Residential	
Detached single-family dwellings.	3 per dwelling unit.
Family child day care homes	Parking Operations Plan or 1 Per each 3 children computed on the basis of the greatest number of children on site at a given time

Use	Parking Requirement Spaces per unit of measurement
Foster care group homes, adult foster care family homes, adult foster care small group home, Foster family homes, foster family group homes	1 Per each 3 beds or 2 rooms, whichever is less, <u>plus</u> 1 per on duty shift staff
Non-Residential	
Assisted living facilities, Convalescent homes, nursing homes	1 per each 3 beds or 2 rooms, <u>plus</u> 10 spaces signed for visitors
Auditoriums or places of assembly, as included in uses permitted in the R-1 Districts	1 per each 3 seats
Cemeteries	Sufficient parking shall be provided within the site through the submission by the owner of an operations plan submitted with a site plan.
Clinic	3 per each exam or outpatient procedure room or station <u>plus</u> 1 per each lab or recovery room
Day care centers	Parking Operations Plan or 1 Per each 3 clients computed on the basis of the greatest number of clients on site at a given time.
Elementary and middle schools	4 per classroom or amount required for the auditorium or place of assembly, whichever is greater; separate areas for student drop off and pickup areas for busses must be provided.
Golf courses or country clubs	2 per each hole for a par 3 course; 6 per hole for other courses <u>plus</u> those required for accessory uses
High schools, colleges and universities	8 per classroom or amount required for the auditorium or place of assembly, whichever is greater; separate areas for student drop off and pickup areas for buses must be provided.
Horse riding stables, horse breeding stables	1 per each 2 stalls; parking spaces shall be sized to accommodate vehicles <u>plus</u> trailers
Hospitals	2 per each in patient bed <u>plus</u> 1 per 150 sq. ft. for offices and administrative uses, <u>plus</u> required out patient parking. Total parking needs shall be based on a parking needs study submitted with the site plan.
Municipal and public service activities	1 per each 300 sq. ft. GFA, not including parking areas for municipal vehicles (police cars, public works vehicles, etc.), <u>plus</u> spaces required for assembly areas.
Parks, playgrounds and community centers	10 Per each athletic field <u>plus</u> 1 per each 10 sq. ft. of indoor or outdoor play area.
Places of Religious Worship	2 per each 5 seats based on the maximum seating capacity of the main place of assembly up to 2,500 persons
Recreation facilities, indoor	Parking Operations Plan but not less than 4 Per court or other recreational facility use <u>plus</u> parking required for any accessory uses, including restaurants, offices, or other similar activities.

Use	Parking Requirement Spaces per unit of measurement
Recreation facilities, outdoor	Parking Operations Plan but not less than 4 Per court or other recreational facility use <u>plus</u> parking required for any accessory uses, including restaurants, offices, or other similar activities. If athletic fields are included, there shall be provided 10 spaces per field

2. Location of parking

- a. Single Family Dwellings: The off-street parking facilities required for single family dwellings shall be located on the same lot as the building they are intended to serve. Parking is limited to the garage and driveway only. One (1) additional parking lane may be allowed with Zoning Administrator approval.
- b. Non-residential Uses: The off-street parking facilities required for non-residential uses shall not be located in the required front yard area and the respective side and rear yard setback common to an adjacent residential use or district shall be a minimum of forty five (45) feet of which twenty (20) feet nearest the respective property line is developed as a buffer zone. Such buffer zone shall extend the entire depth of the side of the lot in the case of the side yard parking adjoining residential use, or the width of the rear of the lot in the case of rear yard parking adjoining the residential use. No accessory buildings or storage allowed within the 45-foot setback. The required buffer zone shall incorporate a minimum six (6) foot high vertical screen.



E. Development Requirements for Signs. See also Chapter 16, Signs for general requirements.

Signs Permitted	R-1A through D Districts				Other Requirements
	Size	Number	Height	Location	
Home Occupation Sign	2 sq. ft.	1/dwelling unit	N/A	Attached to dwelling unit or mailbox	May not be illuminated
Non-Commercial	6 sq. ft.	1/issue or candidate per lot	4 ft.	Behind the ROW	Sign must be maintained so as not to become unsightly or dangerous and may not be illuminated
Real Estate	6 sq. ft.	1/premise or building	4 ft.	Behind the ROW	Permitted only when property is for sale, rent, or lease
	32 sq. ft. - R1-A only				
Subdivision Real Estate Sign	64 sq. ft.	1/major street Frontage	10 ft.	Setback at least 15 ft. from front And side lot lines	Subject to approval for periods up to 12 months by the Zoning Administrator.
Plat Entry	75 sq. ft. Unless located within a boulevard	1/subdivision entrance	8 ft. Unless located within a boulevard	At least 17 ft. from the public street ROW line unless located within a boulevard	See Section 16.05.A.7 for restrictions on boulevard signs.
Portable	32 sq. ft. if advertising a special event or community activity	1/lot	4 ft.	Behind the ROW and in a location where driver visibility is not impaired	Limited to 30 days of display in any calendar year
Institutional Bulletin Board	50 sq. ft.	1/public or semi-public institution	6 ft.	Set back 25 ft. from front property line	
Institutional Wall Sign	50 sq. ft.	1/street frontage	N/A	N/A	

Signs Permitted	R-1A through D Districts				Other Requirements
	Size	Number	Height	Location	
On-Site Identification	50 sq. ft.	1 per use	4 ft.	Minimum of ½ required front yard setback; not permitted in side yard setback	Only for nonresidential principal uses
Directional	6 sq.ft.				Only to the extent necessary as determined by Zoning Administrator for traffic safety, subject to approved plan for design, number and location.

CHAPTER 8 | COMMERCIAL/OFFICE DISTRICTS

SECTION 8.01 INTENT AND PURPOSE

This Chapter is intended to provide in an organized format the regulations associated with three (3) commercial/office zoning districts in the City: C-2 Community Commercial District which provides for commercial uses and activities providing services for the community and surrounding neighborhoods; C-3 Regional Commercial District providing commercial goods and services of a regional nature, serving areas both within and outside the city; and C-4 Office/Business District, which is intended primarily to permit office and business uses of a less intensive nature than those in the other commercial districts. These regulations shall provide for the orderly development of these uses to meet the retail, service and employment needs of the City's residents and surrounding areas.

SECTION 8.02 TABLE OF USES

A. The following abbreviations apply to the Table of Uses:

P: Land and/or buildings in this District may be used for the purposes listed by right.

SLU: The following uses may be permitted by obtaining Special Land Use approval when all applicable standards as cited in Chapter 15 are met:

NP: Use is not permitted in the district.

Use	C-2	C-3	C-4
Retail			
Building supply and equipment establishments.	SLU	NP	NP
Commercial enterprises producing merchandise on the premises	SLU	SLU	NP
Convenience Stores	P	NP	NP
Drive through service establishments	SLU	NP	NP
Open Air Businesses.	SLU	SLU	NP
Pawnshops	SLU	NP	NP
Restaurants, drive-through	SLU	SLU	NP
Restaurants, Freestanding but excluding drive-through establishments	P	P	SLU
Restaurants within shopping centers, excluding drive-through establishments	P	P	NP
Retail businesses	P	P	NP
Retail with on site Warehousing/Distribution	SLU	NP	NP
Vehicle rental establishments.	SLU	NP	NP
Service			
Animal hospitals and kennels.	SLU	NP	NP

Use	C-2	C-3	C-4
Commercial schools	SLU	SLU	SLU
Financial Institutions, Freestanding	SLU	SLU	SLU
Funeral homes and Crematoria	SLU	NP	P
Hotels and motels	SLU	SLU	SLU
Personal service establishments	P	P	P
Radio and television stations	P	P	P
Repair and service establishments	P	NP	NP
Vehicle Fuel Stations	SLU	NP	NP
Vehicle Repair, Major	SLU	SLU	NP
Vehicle Repair, Minor	P	SLU	NP
Vehicle washes	SLU	NP	NP
Institutional, Recreational and Utilities			
Assisted Living Facilities	NP	NP	NP
Assisted Living Family Facility	NP	NP	NP
Assisted Living Group Facility	NP	NP	NP
Colleges and universities	SLU	SLU	SLU
Convalescent Homes	NP	NP	NP
Elementary and secondary schools	SLU	NP	NP
Emergency Medical Centers	SLU	SLU	SLU
Training Facility	P	P	SLU
Hospitals	SLU	SLU	SLU
Municipal and Public Service Activities	P	P	P
Nursing Homes	NP	NP	NP
Private Clubs or Lodges	P	NP	NP
Recreation Facilities, Indoor	P	P	SLU

Use	C-2	C-3	C-4
Recreational Facilities, Outdoor	P	P	SLU
Recycling Station	SLU	NP	NP
Theaters	SLU	SLU	NP
Utility substations, transmission lines and pressure controls	SLU	SLU	SLU
Offices			
Clinics	P	NP	P
Offices	P	P	P
Other			
Accessory buildings and uses subject to Sections 3.15 and 3.16	P	P	P
Assembly buildings	P	P	P
Billboards	NP	NP	NP
Conference Meeting and Banquet Facility	P	P	P
Elderly Housing	NP	NP	NP
Freestanding Off Street Parking	P	P	P
Places of Religious Worship	P	P	P
Residential Child and Adult Care Institutions	Refer to Section 3.20		
Single family residential within a historic district as designated by the City of Kentwood Historic Preservation Commission.	P	NP	P
Exempt Wireless Communication Equipment (attached to a lawful existing Wireless Support Structure) in accordance with Act 366 of 2018 (Refer to Section 3.21)	P	P	P
Exempt Small Cell Wireless Facility or Support Structure in accordance with Act 365 of 2018 (Refer to Section 1.07F)	P	P	P
Non-Exempt Small Cell Wireless Facility (outside of ROW) in accordance with Act 365 of 2018 (Refer to Section 1.07F)	SLU	SLU	SLU
Non-Exempt Small Cell Wireless Facility or Support Structure in the ROW (exceeds height, width, etc. standards) in accordance with Act 365 of 2018 (Refer to Section 1.07F)	SLU	SLU	SLU
New Wireless Communication Support Structure (Refer to Section 1.07F)	SLU	SLU	SLU
Non-Exempt Wireless Communication Equipment or Support Structure (exceeds height, width, etc. standards) in accordance with Act 366 of 2018 (Refer to Section 1.07F or Refer to Section 3.21)	SLU	SLU	SLU

SECTION 8.03 DEVELOPMENT REQUIREMENTS

A. Site Plan Approval Requirements

The following chart provides requirements for site plan approval. A site plan shall be submitted for Planning Commission review in connection with the following, unless specifically exempted in Section 14.02:

District	Site Plan Approval Requirements	Other Requirements
C-2	Special Land Uses	Site plans shall be submitted for all shopping centers, plats, site condominium projects, and municipal buildings. All other new buildings with a permitted use in C-2 and C-4 shall be subject to approval by the Staff Review Team in accordance with the requirements of Section 13.05. See Section 3.25 for site condominium requirements and procedures. See Chapter 14 for site plan requirements. See Chapter 15 for Special Land Use requirements.
C-3	Permitted and Special Land Uses	
C-4	Special Land Uses	

B. Lot Yard and Building Requirements

1. Size and dimensional table:

Requirement	C-2	C-3	C-4	Other Requirements
Minimum Lot Area	11,050 sq. ft.		15,000 sq. ft.	
Minimum Lot Width	85 ft.		100 ft.	Lot width is measured at the front building setback line. See Section 3.05.
Front Yard	35 ft.	40 ft.	30 ft.	The required front yard shall be landscaped, except for necessary drives or walks. No storage, parking, off-street loading areas or accessory structures shall be permitted.
Side Yard	None Required When adjacent to a C-2, C-3, I-1 or I-2 district		12 ft. one side / 25 ft. total	In the C-2 and C-3 Districts, side yards shall not be required, except on that side of the lot abutting an OS Open Space or C-4 Office district in which case there shall be a side yard of not less than ten (10) feet or upon a Residential District in which case there shall be a side yard of not less than twenty (20) feet.
				Where the building is not placed on the lot line on lots abutting Commercial or Industrial Districts, a minimum side yard of ten (10) feet shall be required.
				In all Commercial Districts in the case of a corner lot the building setback on the side yard on the street side shall be a minimum of thirty (30) feet with a minimum ten (10) foot landscaped area.

Requirement	C-2	C-3	C-4	Other Requirements
				See definition of Yard side in Section 2.02.Y
Rear Yard	30 ft.	35 ft.	35 ft.	When the rear yard of a lot in any commercial district abuts any Residential District, the building setback shall be fifty (50) feet.
Maximum Lot Coverage	75%	35%	35%	Includes area of lot covered by main and accessory buildings and structures. For the C-2 District, maximum lot coverage includes all areas not landscaped. Principal activity conducted within an enclosed building except for specified Special Land Uses. Maximum 85% maximum lot coverage for redeveloping C-2 sites where existing buildings will be retained.
Maximum Building Height	45 feet (30 feet when abutting any residential district)			Building height exceeding 30 feet abutting any residential district may be approved as a special land use. See Chapter 2, definition for building height. See Section 3.03.
Maximum Warehouse with Retail Use	75%	NP		No outside storage of materials. The site shall not abut any residential district nor lie within one hundred (100) feet of a residential use

2. The type and amount of building materials utilized shall comply with the following table

Material	Maximum Percent of Wall to be Covered by Certain Building Materials			
	100	75	50	25
Brick	✓			
Glass		✓		
Decorative Masonry		✓		
Stone		✓		
Metal Composite Material Panel		✓		
Wood, Vinyl and Metal Siding				✓
Finishes*				✓
* includes dryvit, plaster, stucco or similar materials. Such materials shall not be used where contact with vehicles may occur such as parking areas and traffic ways.				

C. Development Requirements for Parking

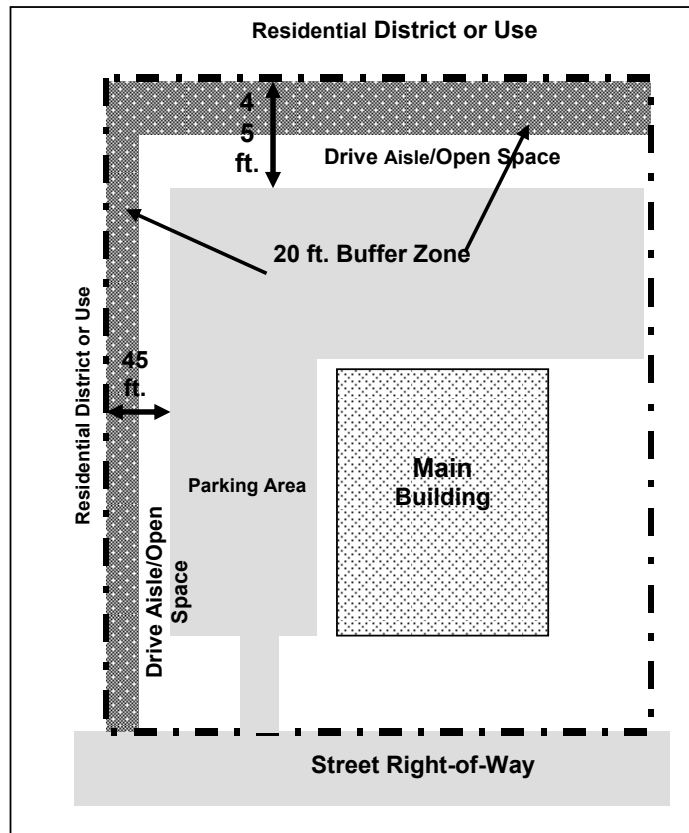
1. The amount of required off-street parking spaces for individual uses shall be determined in accordance with the following table and shall meet the dimensional requirements of Chapter 17, Off-street Parking and Loading. Site development within the C-2 zone district must provide for sufficient parking for general retail use of the building.

Use	Parking Requirement – Spaces per unit of measurement
Retail	
Auto salesrooms, wholesale stores and machinery sales	1 per each 400 sq. ft. GFA
Building supply and equipment establishments	1 Per each 300 sq. ft. GFA
Commercial enterprises producing merchandise on the premises	1 Per each 250 sq. ft. GFA
Convenience Store	1 space Per every 250 sq. ft. GFA
Drive Through Service establishments	4 Standing spaces per each out-side teller or other outside service window, <u>plus</u> normal requirements for the use
Open Air Businesses	1 Per each 800 sq. ft. of lot area used for the open air business <u>plus</u> parking for any main use building and associated accessory uses
Open Air Business- Vehicle Sales	1 per each 300 square feet of GFA for the showroom building
Retail Businesses	1 Per each 250 sq. ft. GFA for the first 25,000 sq ft of GFA and 1 per each 300 sq ft GFA for additional floor area in building or center.
Restaurants, excluding drive-through services, when within shopping centers	1 Per each 70 sq. ft. UFA
	1 Per each 50 sq. ft. UFA, <u>plus</u> 4 standing spaces per each outside service window
Restaurants ,Freestanding	1 Per each 50 sq. ft. UFA, <u>plus</u> 4 standing spaces per each outside service window
Retail with on site Warehousing/Distribution	1 Per each 250 sq. ft. GFA of area used for retail sales <u>plus</u> 1 per each 2,000 square feet GFA of warehouse area
Vehicle rental establishments.	1 Per each 500 sq. ft. GFA
Service	
Animal hospitals and kennels.	1 Per each 400 sq. ft. GFA

Use	Parking Requirement – Spaces per unit of measurement
Animal hospitals and kennels.	1 Per each 400 sq. ft. GFA
Commercial schools	12 Per classroom or amount required in the auditorium or place of assembly, whichever is greater
Financial Institutions	1 Per each 200 sq. ft. GFA, <u>plus</u> , 4 Standing space per each out-side teller
Funeral Homes and Crematoria	Parking Operations Plan or 1 per 50 sq.ft. of parlor area
Hair Stylists	3 Per each stylist
Hotels, motels	1 Per each guest bedroom, <u>plus</u> 1 per each employee, <u>plus</u> amount required for accessory uses
Laundromats	1 per each 2 washing and drycleaning machines
Personal service establishments	1 Per each 300 sq. ft. GFA
Radio and Television Stations.	1 Per each 300 sq. ft. GFA
Repair and service establishments	1 Per each 800 sq. ft. GFA
Vehicle fuel stations, vehicle repair - major and minor	2 Per each service stall, <u>plus</u> 1 Per each employee, <u>plus</u> 1 Per each service area
Vehicle washes.	1 Per each employee
Institutional, Recreational and Utilities	
Assisted Living Facilities, Convalescent Homes and Nursing Homes	1 per each 3 beds or 2 rooms, whichever is less, Plus 10 spaces signed for visitors
Colleges and universities and High schools	8 Per classroom or amount required for the auditorium or place of assembly, whichever is greater; separate areas for student drop off and pickup areas for buses must be provided.
Elementary and <i>secondary</i> schools	4 Per classroom or amount required for the auditorium or place of assembly, whichever is greater; separate areas for student drop off and pickup areas for buses must be provided.
Emergency Medical Centers	2 ½ Per exam or outpatient procedure room or station <u>plus</u> 1 per each lab or recovery room

Use	Parking Requirement – Spaces per unit of measurement
Hospitals	Parking Operations Plan or 2 per each in patient bed <u>plus</u> 1 per 150 square feet for offices and administrative uses, <u>plus</u> required out patient parking (see clinic).
Municipal and public service activities	1 Per each 300 sq. ft. GFA, not including parking areas municipal vehicles (police cars, public works vehicles, etc.) <u>plus</u> spaces required for assembly areas.
Private Clubs or Lodges	Parking Operations Plan but not less than 1 Per each 3 individual members and/or guests allowed within the maximum occupancy load
Recreational facilities Indoor	Parking Operations Plan but not less than 4 Per court or other recreational facility use <u>plus</u> parking required for any accessory uses. If athletic fields are included, there shall be provided 20 spaces per field
Recreational facilities Outdoor	Parking Operations Plan but not less than 1 per each 2 miniature golf holes <u>plus</u> 2 per each batting cage <u>plus</u> 1 per each 50 sq ft with video games <u>plus</u> 4 spaces per court
Office buildings	One (1) per 300 square feet GFA.
Clinic	3 per each exam or outpatient procedure room or station <u>plus</u> 1 per each lab or recovery room
Bowling Alleys	5 Per bowling lane, <u>plus</u> 50% of amount required for any restaurant or banquet uses
Assembly buildings	1 Per each 3 seats or six feet of bleacher seating or each 100 sq. ft. whichever is greater
Libraries, Art Galleries and museums	1 per each 400 sq. ft. GFA
Day Care Centers	Parking operations plan or 1 Per each 3 clients computed on the basis of the greatest number of clients on site at a given time.
Places of Religious Worship	2 Per each 5 seats based on the maximum seating capacity of the main place of assembly up to 2,500 persons
Parks	10 per athletic field <u>plus</u> 1 per each 10 sq ft of play structure
Golf courses	3 per hole for par three, 6 per hole for others <u>plus</u> parking required for any accessory use
Stadiums and sports arenas	1 per each two (2) seats or five (5) feet of bleachers

2. The respective side and rear yard setback for the off-street parking for non-residential uses common to an adjacent residential use or district shall be a minimum of forty-five (45) feet of which twenty (20) feet nearest the respective property line is developed as a buffer zone. No accessory buildings or storage is allowed in this 45 foot setback. Such buffer zone shall extend the entire depth of the side of the lot in the case of the side yard parking adjoining residential use, or the width of the rear of the lot in the case of rear yard parking adjoining the residential use. The required buffer zone shall incorporate a minimum six (6) foot high vertical screen.



D. Development Requirements for Signs. See also Chapter 16, Signs for general requirements.

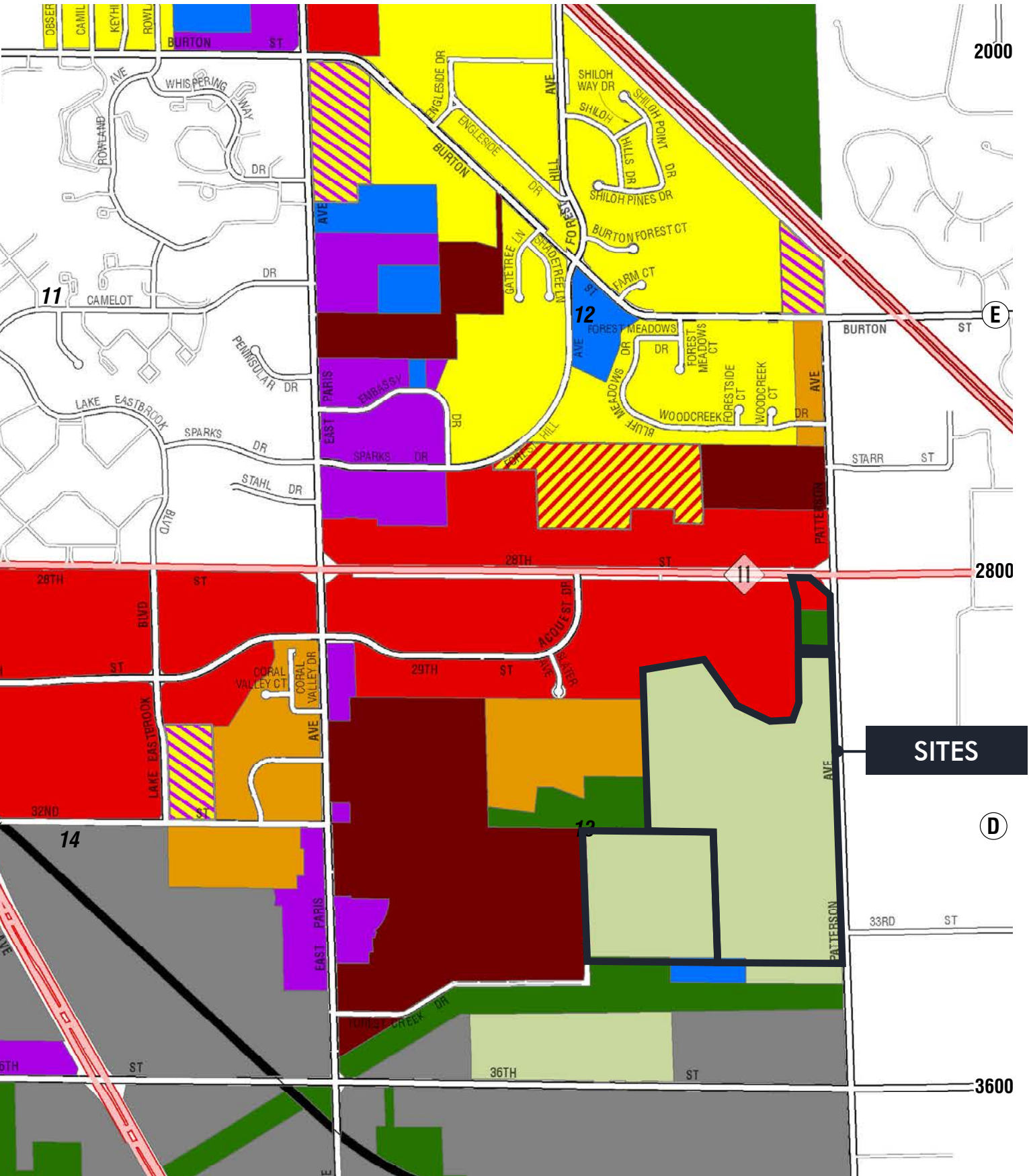
Signs Permitted	C-2, C-3, C-4 Districts				Other Requirements
	Size	Number	Height	Location	
Freestanding Pole -On lots 190 lineal feet or less of frontage	2 sq. ft. of sign for each 4 ft. of frontage.	1 per lot	25 ft.	Behind the ROW	10 foot clear space necessary from bottom of sign to ground
Freestanding Pole - On lots of greater than 190 lineal feet of frontage	2 sq. ft. of sign for each 4 ft. of frontage up to 190 lineal feet plus 2 sq. ft. of sign for each 10 ft. of frontage exceeding 190 lineal feet	1 per lot	25 ft.	Behind the ROW	No sign shall exceed 100 sq. ft.
					10 foot clear space necessary from bottom of sign to ground
Freestanding Ground – On lots 190 lineal feet or less of frontage	2 sq. ft. for each 4 ft. of frontage	1 per street frontage	4 ft. above mean grade if less than 10 feet from ROW line		Not permitted if a freestanding pole sign is used Outside the clear vision area of the intersection of streets or driveways onto streets
			10 ft. above mean grade If 10 ft. or more from ROW line		
Freestanding Ground – On lots greater than 190 lineal feet of frontage	2 sq. ft. of sign for each 4 feet of frontage up to 190 lineal feet plus 2 sq. ft. of sign for each additional 10 ft. of frontage.	1 per street frontage	4 ft. above mean grade if less than 10 feet from ROW line		Not permitted if a freestanding pole sign is used Outside the clear vision area of the intersection of streets or driveways onto streets
			10 ft. above mean grade If 10 ft. or more from ROW line		
Additional Freestanding (See Other requirements)	Same as Freestanding	1	Same as Freestanding	Same as Freestanding	Permitted if: On a lot of 5 acres or more with multiple public street frontages; OR on through lots (excluding corner lots)

Signs Permitted	C-2, C-3, C-4 Districts				Other Requirements
	Size	Number	Height	Location	
Wall - Establishments 70 feet or less wall	1½ sq. ft. for each 1 lineal foot of wall	1 per street frontage	Cannot extend above roof line	On wall	Area of wall signs is calculated by using the wall to which the sign will be attached
Wall - Establishments with more than 70 feet of wall	1½ sq. ft. for each 1 lineal foot of wall for first 70 lineal feet PLUS 1½ sq. ft. for each 3 lineal foot of wall in excess of 70 lineal feet.	1 per street frontage	Cannot extend above roof line	On wall	Area of wall signs is calculated by using the wall to which the sign will be attached
Non-Commercial	32 sq. ft.	1 per issue or candidate per street frontage	4 ft.	Behind the ROW	
Real Estate	32 sq. ft.	1	6 ft.	Set back at least 10 feet from a side or rear lot line	Permitted only when property is for sale, rent, or lease
Institutional Bulletin Board	50 sq. ft.	1	6 ft.	Set back at least 25 feet from front property line	
Directional	6 sq. ft.	Only to the extent necessary as determined by the Zoning Administrator for traffic safety, subject to approved plan for design, number, and location.			
Window	Shall not cover more than 25 percent of window area on any side of a building				
Balloon	See Height	1	35 ft. from surface of resting point or point of tie downs	Set back from any property line equal to 1½ times its height	See Chapter 16 for additional requirements related to balloon signs
Shopping Center Banner	Thirty (30) sq. ft. for every 100 feet of setback from public ROW	One banner for every 100 parking spaces	25 feet	Set back at least 100 feet from the front lot line	No banner shall exceed 100 sq. ft. in area
					10 foot clear space necessary from bottom of banner to ground

Signs Permitted	C-2, C-3, C-4 Districts				Other Requirements
	Size	Number	Height	Location	
Portable	32 sq. ft.	1	<div>4 ft above mean grade if less than 10 ft from ROW</div> <hr/> <div>10 ft above mean grade if more than 10 ft from ROW</div>	Behind the ROW and in a location where driver visibility is not impaired	Limited to 50 days of display in any calendar year, display periods of a maximum ten (10) days for tenants within multi-tenant buildings, a separate permit and fee for each multi-tenant display period and permit sticker affixed to sign for the entire display period for all portable signs

- E. The separate land parcels comprising a regional shopping center shall be permitted to have signs only as determined by the sign regulations for regional shopping centers in the C-3 District, as provided in this ordinance; provided, however, that a commercial establishment that consists of a separate, free-standing building, not contiguous with the building constituting the regional shopping center, shall not be deemed included, for sign purposes, within the regional shopping center, and accordingly, the signs permitted for such building shall be determined in accordance City of Kentwood Zoning Ordinance Chapter 8 8-15 Commercial/Office Districts with the sign regulations for buildings in the C-3 District that are other than regional shopping centers.
- F. Subject to the provisions of this Section, the City Commission, after recommendation by the Planning Commission, shall have the power to waive or alter the specific provisions of Section 8.03.B, 8.03.C only in cases involving a Regional Shopping Center where there is evidence that all of the following conditions are met:
1. There are exceptional or extraordinary circumstances or conditions applying to the property. Exceptional or extraordinary circumstances or conditions include:
 - a. Exceptional narrowness, shallowness or shape of a specific property on the effective date of this Ordinance; or
 - b. By reason of exceptional topographic or environmental conditions or other extraordinary situation on the land, building or structure; or
 - c. By reason of the use or development of the property immediately adjoining the property in question.
 2. The waiver or alteration will not be detrimental to adjacent property and the surrounding neighborhood.
 3. The granting of the waiver or alteration will better serve to achieve the Intent and Purpose of the C-3 Regional Commercial Zone District as described in Section 8.01.





CITY OF KENTWOOD

MASTER PLAN

SUB AREA 4: SECTION 13/PATTERSON FARM

INTRODUCTION

Section 13 in Kentwood is an area bounded by 28th Street to the north, East Paris to the west, Patterson Avenue to the east and 36th Street to the south. Much of the undeveloped area is part of a farm that was home to one of the original family of settlers in Kentwood (then Paris Township). Patterson Farm is a 146-acre property located along Patterson Avenue, just south of 28th Street. The farm and the area south along 36th Street to East Paris Avenue embody a very unique sub area due to the farm's history as one of the few remaining farmsteads in the City. The farm has remained undeveloped, despite the fact that it includes 28th Street frontage as well as extensive frontage and depth along Patterson Avenue. There are significant natural features including wetlands and floodplain on the property which add a great deal of natural beauty to the site. The property provides a unique opportunity to allow for a significant development while preserving its historical and natural assets.

The land use designation for the Patterson farm itself is **Conservation Oriented Development**. This designation was designed to preserve the abundant wetlands and floodplain in the area, while allowing other development in a planned setting. The uses permitted in this area may include **residential, recreational, industrial, or office**. The Patterson Farm Sub Area will be developed as a **Planned Unit Development (PUD)** in order to accommodate the mixture of uses and connectivity between uses. **A recreational component is envisioned around the floodplain and wetland areas in the center of the Patterson Farm**. The recently added Saddleback sanitary sewer line may provide an opportunity for a trail through the Patterson Farm area. The easement could provide an opportunity to access areas that were previously inaccessible.

The sub area not only includes the Patterson farm itself, but also the properties with 36th Street frontage. The properties along 36th Street include a number of single family and duplex homes located on large lots. Large vacant parcels also exist in the area. The City has met with the property owners along this stretch of 36th Street. Some owners want to continue to live in their homes; others desire to sell their homes or property. Along 36th Street closer to Patterson Avenue, an Industrial PUD currently exists; several buildings have been constructed within the PUD. However, wetlands within the PUD have increased over the years, which may affect the developability of the balance of the site.

The following Guiding Development Concepts will be used in determining whether a proposed development plan is appropriate for the development of the Section 13/Patterson Farm Subarea:

- The design for the Patterson Farm area shall preserve the wetland and floodplain within the site.
- Properties proposed for new development shall be rezoned and reviewed as planned unit developments (PUDs).
- Areas within the development shall be connected with internal roads and non-motorized trails.
- Big box retail use will be discouraged.
- Ingress and egress for the site shall be limited and cross access easements provided to minimize the number and the location of driveways on Patterson Avenue.
- The PUD will incorporate design guidelines that will apply to the overall development to give the appearance of a unified and cohesive development.
- Along the north side of 36th Street, the Master Plan recommends industrial use within a Planned Unit Development (PUD) zone. The PUD will include restrictions on uses allowed, especially when adjacent to residences. Additional setbacks and landscaping may be required that exceed the current IPUD ordinance requirements. In addition, the city will incorporate certification of compliance with the performance standards of Section 10 F of the zoning ordinance as the PUD Development Agreement to ensure that industrial uses are not detrimental to area residents. Industrial uses will continue to be permitted within the existing Industrial PUD near the intersection of Patterson Avenue.

Since the Patterson Farm has a significant amount of wetland and floodplain area, the city will continue to recommend Conservation Oriented Development with the Guiding Principles restrictions noted above. The Conservation Oriented Development land use recommendation could be accommodated by rezoning of the property to a Mixed Use Planned Unit Development (MPUD). A MPUD would be consistent with the Conservation Oriented Development land use designation. Similarly, an Industrial Planned Unit Development (IPUD) would also be consistent with the Conservation Oriented Development land use recommendation. Developers that wish to propose another type of development may need to amend the Master Plan designation and zoning to show how the development can meet the intent of the Guiding Principles and the Master Plan Principles.

APPLICATION OF PLANNING PRINCIPLES

Principle 1: Open Space and Green Infrastructure

Due to the extensive drainage and varying topography of the site, a portion of the property lies within designated (and undevelopable) floodway or floodplain. This land should be included in the proposed

open space and green infrastructure network for Kentwood. The Patterson farmlands are connected to wetlands to the south and west, linking the farm to the residential developments within the section. It is recommended that a study be initiated to determine whether a system of nonmotorized trails might interconnect these natural areas and neighborhoods. It should be noted that opportunities to establish trails across the Patterson farm exist over the easements provided for the Saddleback sanitary sewer and through the Grand Rapids water tower property. In addition, a Consumers Energy right of way crosses through the Section, providing opportunity for trail connection. The connection through the Patterson Farm will prove critical to providing access to Cascade Township's trail system to the North and East.

Principle 2: Mobility

A. Arterial Streets

Patterson Avenue is a five-lane major arterial street carrying a significant volume of traffic (19,352 daily trips, 2017 count) to and from 28th Street, the airport, and many other destinations along the Patterson Avenue corridor. 36th Street is also a five lane, major arterial street that carries significant traffic volume (20,500 trips, 2018 count) due, in large part to its connection to I-96 to the east by way of an interchange. Future development of the Patterson farm area shall limit curb cuts onto Patterson Avenue and encourage cross-access between uses. Access to the existing traffic signal at 33rd Street will be critical to the success of the development on the Patterson Farm property.

While the south side of 36th Street between East Paris Avenue and Patterson Avenue serves industrial uses, the north side of the street is currently residential in nature. The center turn lane on 36th Street creates left turn conflict between vehicles accessing residences and vehicles serving the existing manufacturers and industrial uses on the south side of the street. As redevelopment on the north side of 36th Street occurs, the number of driveways must be reduced and driveways must better align to eliminate left turn conflicts.

B. Primary Intersections

The Section 13/Patterson Farm area is bounded by major arterial streets. The city intends to locate driveways for any development as far from intersections as possible and take advantage of cross access between properties. The Development Principles for the Patterson farm recommend rezoning of the property to a Planned Unit Development (PUD). The PUD process will allow the designation of specific driveway locations on Patterson Avenue in order to reduce conflicts with turning movements in and out of the site. Thirty-third (33rd) Street is an ideal location for a future street connection due to the existing traffic signal at this location. Other driveways along Patterson will be coordinated with existing or proposed land uses in Cascade Township. If commercial development is permitted at the southwest corner

of Patterson Avenue and 28th Street, the driveway must be routed to a more appropriate location further from the intersection, possibly to the existing commercial driveway serving the Patterson Place PUD (Home Depot Center).

For any new development proposed for 36th Street, the number and location of driveways will be limited to reduce conflict with the established driveways serving the businesses on the south side of 36th Street.

C. Non-Motorized Connections

Patterson Avenue, East Paris Avenue, 28th Street and 36th Street are arterial streets carrying a significant volume of commuter and commercial traffic. Much of this traffic is destination traffic originating from or terminating at industrial locations along Patterson Avenue or at the airport. Within Section 13, nonmotorized connections should be established and expanded to allow people to move between uses. The Saddleback sanitary sewer line has the potential to serve as a significant east-west non-motorized connection from Patterson Avenue to Woodland Creek Apartments/East Paris Avenue, and northward to the Meadowbrook mobile home park. Likewise, Forest Creek Drive as well as the Consumers Energy transmission line corridor represent another potential east-west non-motorized route from Patterson Avenue over to the Eastland and Corner Ridge Apartments. Additional connections could subsequently be developed as the Patterson Avenue farm develops.

D. Transit Services

The Inter-Urban Transit Partnership (ITP) Kentwood Hub Center at Woodland Mall services three transit routes that run along the arterial street perimeter of Section 13/Patterson Farm Sub Area providing access to the airport, businesses, retail and industry. The outcome of the Comprehensive Operational Analysis of the overall transit system, to be completed by the ITP in 2020, will determine the combination of transit services and nonmotorized facilities that will connect people with jobs, housing and commerce.

E. Air, Rail and Truck Transport

The Gerald R. Ford International Airport (GRFIA) has been experiencing significant growth in passenger and cargo activity due to the strong West Michigan economy. A key component of this growth is the maintenance of the capacity and condition of the surrounding transportation system. For years the 28th Street I-96 interchange served as the primary point of access into and out of the airport area by way of Patterson Avenue. Over time the points of access have been increased with the completion of an interchange at 36th Street and I-96 as well as the construction of the M-6 freeway and its interchange at Broadmoor Avenue (M-37). Even with these additional points of access, the Patterson Avenue corridor is a key link between the interchanges and the airport.

In order to maintain the capacity and condition of this subarea frontage on Patterson Avenue it is of vital importance to collaborate and support the efforts of the Kent County Road Commission to maintain and improve the condition and design of the roadway. The land uses that develop in the Sub Area as well as the number, location and design of access points, need to be carefully planned, designed and constructed to maintain safe and efficient traffic flow.

Principle 3: Place Strengthening

A. Gateways

Patterson farm, again due to its highly visible location and unique character, is a strong gateway candidate. Preserving any portion of the property, especially the farmhouse and surrounding property, will provide a significant community expression and gateway quality. As a gateway, any development of the property near 28th Street should include gateway signage or entry feature.

B. Sense of Place

The Patterson farm already embodies a strong sense of place and bearing. To the extent any of the farm or farmhouse is preserved and featured in future development plans will enhance this sense of place and part of Kentwood's rural roots. In addition, the character of the area will be enhanced by the preservation of wetland and floodplain areas that exist within the section.

Principle 4: Partnerships and Organization

Patterson Avenue serves as the boundary between Cascade Township and the City of Kentwood. The opening of M-6 has had additional impact on Patterson Avenue, thus necessitating a partnership that includes Cascade Township, the Michigan Department of Transportation (MDOT), the Kent County Road Commission and Kentwood to address access management, streetscape design and maintenance, and long-term planning. Cascade Township and the city of Kentwood should coordinate pedestrian connections between the two communities.

Principle 5: Sustainability

The area in which the Patterson farm is located is not walkable. Even though sidewalks exist on Patterson Avenue, walking is uncomfortable due to speeding traffic, snow-piled sidewalks, and lack of amenities such as street trees. As a result, it is difficult to encourage walking and biking. The non-motorized plan adopted by the city can provide a planning tool to identify priority non-motorized projects. The current lack of development allows an opportunity to incorporate upgraded or new nonmotorized facilities as well as sustainable features into a development. Rain gardens, green roofs, or other features could be employed to reduce runoff and improve water quality. The city could require the retention of the natural landscape, while requiring walkability throughout the development.

Principle 6: Commercial Development/Redevelopment

Commercial uses exist in large quantities along 28th Street. The Patterson Avenue corridor is not seen as an extension of the commercial development on 28th Street, but rather as an employment center or possibly a residential district with access to the uses along the 28th Street corridor. Limited commercial may be desirable to serve the residents/workers within a development.

Residential properties exist on the north side of 36th Street. 36th Street is a busy five lane road; the south side of 36th Street is zoned and used for industrial purposes. The Future Land Use plan for the north side of 36th Street recommends industrial use. Due to the existence of single family and duplex homes on the north side of 36th Street, Planned Unit Development zoning will be required. The use of IPUD zoning will allow the city to assign additional requirements within the PUD to mitigate impact on the adjacent residential properties. Increased building and parking setbacks, as well as additional screening and landscape buffers can help mitigate the impact of an industrial use on neighboring homes. At the same time, the types of industrial uses and hours of operation can be restricted to ensure that the impact on adjacent properties is minimized. Motor freight terminals and fuel depots are examples of business types that could be restricted in order to improve compatibility with residents that choose to remain in the area.

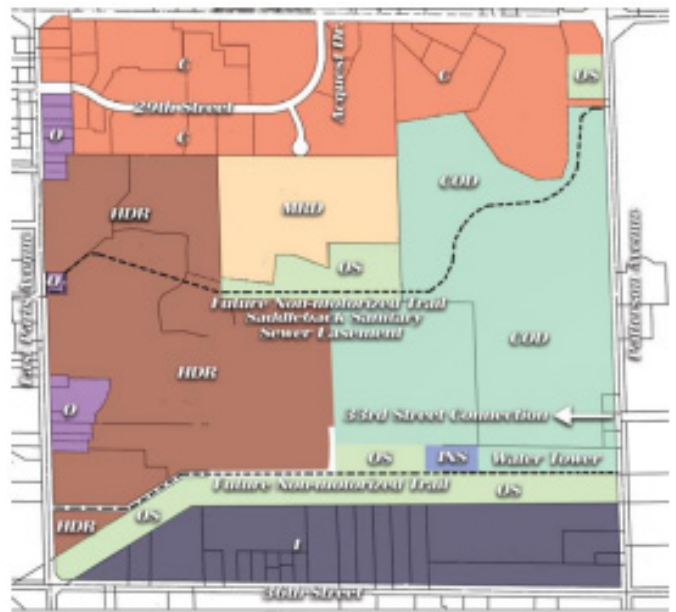


Figure 14: Section 13/Patterson Farm Sub Area Plan

The industrial PUD located at the northwest corner of Patterson and 36th Street is recommended to retain its Master Plan designation for industrial use.

Implementation:

In order to ensure that actions are being taken to plan for the redevelopment of Section 13 in accordance with the Master Plan, the following actions should be considered and incorporated into the Implementation Schedule:

Open Space and Green infrastructure:

- Collect wetland data as it becomes Open Space and Green Infrastructure Action:
- Collect information as it becomes available on the wetlands, floodplain and forested areas within the Section. Use the information in order to establish green infrastructure networks within proposed future development.
- Obtain rights to use all of the Saddleback sanitary sewer easement as a non-motorized trail.
- Investigate methods of wetlands mitigation that may allow for reasonable development of property within the Section in exchange for retention of key wetland areas.
- Begin discussions with Consumers Energy regarding the feasibility of a non-motorized trail from East Paris to Patterson within the utility corridor.

Mobility:

- Establish locations for potential curb cuts on Patterson as well as on 36th Street.
- Require the development of a shared use path along Patterson Avenue and 36th Street.

Place Strengthening

- Obtain an easement for the placement of a gateway feature at the Southwest corner of Patterson and 28th Street as well as for the Northwest corner of 36th Street and Patterson.
- Determine the interest in the designation of the Patterson Farm as a Historic district or landmark.

Partnerships:

- Meet with Cascade Township and the Kent County Road Commission to discuss the coordination of plans for nonmotorized access in this section.
- Work with MDOT, Cascade Township and the Kent County Road Commission on ways to improve safety at the 28th Street and Patterson crossing as well as at the 36th Street and Patterson crossing.
- Re-establish the 28th Street Advisory Committee to gain input on 28th Street projects in and near Section 13.

Sustainability:

- Establish goals to encourage sustainability measures in the development of Section 13. These could include the provision of rain gardens, green roofs, buildings that meet LEED Certification, etc. to further the city's goal of providing a more sustainable development.

Commercial Development/Redevelopment:

- Meet with current property owner of the PUD at 36th Street and Patterson Avenue to determine an overall development plan for the existing PUD that takes into account the existing wetlands, planned access points, and potential uses for the area.
- Amend the regulations pertaining to the Mixed Use Planned Unit Development (MPUD) zone to make it more viable for Section 13 or other areas of the city.
- Develop potential parameters for a 36th Street Industrial Planned Unit Development in order to increase the potential use of the property while mitigating the impact on adjacent residential uses. The IPUD can also address the location of future driveways to improve turning movements on both the north and south sides of 36th Street.



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