

CITY OF GRAND HAVEN  
GRAND HAVEN, MICHIGAN  
PLANNING COMMISSION WORK SESSION  
AGENDA  
March 11, 2025

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Notice and agenda of a work session of the Planning Commission at 6:00 p.m. to be held at Grand Haven Council Chambers 519 Washington Ave. Planning Commissioners unable to attend the meeting are requested to contact the City Planner at 616-935-3276 prior to the meeting.

**1. WORK SESSION CALLED TO ORDER (CHAIR)**

**2. ROLL CALL**

**3. WORK SESSION**

- A. **Case 25-12:** South Village PD

**4. DISCUSSION ITEMS (TIME PERMITTING)**

- A. **Case 24-10:** 207 Washington Ave. SLU
- B. **Case 25-11:** 5-Mile Hill SPA
- C. **Case 25-13:** Centertown Overlay ZTA

**5. ADJOURNMENT**

**DATE:** March 7, 2025  
**TO:** City of Grand Haven Planning Commission  
**FROM:** Brian Urquhart, City Planner  
**RE:** Case 25-12: Planned Development Work Session: South Village PD

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**Existing Zoning:** TI, Transitional Industrial District and SA, Sensitive Area Overlay

**Proposed Zoning:** PD, Planned Development

**Existing Use:** Former Dake Property (Industrial)

**Proposed Use:** Multi-Family Residential

### 1.0 Proposal

Chad Koster of IMD Capital has submitted a request for a zoning change from TI, Transitional Industrial District to PD, Planned Development District and a Preliminary Development Plan for a proposed residential development on the property currently occupied by the Dake property at 700 and 724 Robbins Rd. (parcels #70-03-33-100-072 and #70-03-33-100-073). The site is large and two-thirds of the rear portion of the property is woodland and within a sensitive area overlay. The proposed project includes a mixture of housing types for a total of 189 units on approximately 24 acres. The development plan calls for amenities such as a dog park, outdoor pool and sundeck, pickleball courts, and community lounge.

### 2.0 Process

A Planned Development requires approval of a preliminary development plan and rezoning of the property, which are subject to a recommendation by the Planning Commission and approval by the City Council. The applicant would submit a formal Planned Development and Rezoning application for the public hearing. Following approval of the preliminary development plan and rezoning, the applicant will provide a final development plan to the Planning Commission for approval. That plan will include the level of detail expected from a traditional site plan review per Sec. 40-115.04.

### 3.0 Staff Review

#### General Standards

The intent of South Village PD is to provide additional housing in the city located on an underutilized and brownfield site. The Transitional Industrial District allows multiple-family dwelling per special land use, however due to mixture, size, and building placement of the development, the applicant is considering a multiple phased development with attached single family, flats, townhomes, and row houses. South Village PD will not contain any nonresidential uses.

Unit Breakdown		
Type	# units	Density
Row house	8	
Flats	108	
Townhouse	44	
Single-family attached	29	
Total	189	8.1 units/acre



### Guidance Standards

South Village PD shall be classified as multi-family residential. The proposed setbacks the guidance standards for a multiple-family residential include:

Setback	TI District	Proposed PD zoning
Robbins (Front)	25 ft.	25 ft.
Railroad (Side)	10 ft.	20 ft.
West (Side)	10 ft.	20 ft.
South (Rear)	10 ft.	25 ft.

### Phasing

The applicant is proposing 3 phases, starting with phases 1 and 2 concurrently. Phase 3 may be amended to develop the remaining portion in an appropriate and desirable manner.

Private Roads – The applicant states the private roads with conform to the minimum road construction standards of the City.

### PD Design Considerations and Performance Standards

*Building Massing:* The building massing conforms the to the guidance standards in Sec. 40-421.03.C, which requires a building separation of 0 to not less than 20 ft. The applicant is calling for a departure of 6 ft., where two buildings will be placed 14 ft. apart. The building configuration will allow for a neighborhood sense in the townhome units of Phase 3. In addition, Sec. 40-421.03.C provides a maximum lot coverage of 50%. The preliminary development plan calls 14% lot coverage and 40% open space. The development is compatible with surrounding community.

*Building Height:* Sec. 40-421.03.C provides guidance on building height for multiple-family residential, which is 4 stories or 52 ft. The preliminary development plan does not list building height, but it is presumed all building will not exceed 4 stories or 52 ft.

*Fumes & Odors:* It is not anticipated any fumes or odors will result from the development.

*Dust & Litter:* The preliminary development plan calls for dumpster enclosures located throughout the development, near the rowhouses, stacked flats, and townhomes. The applicant should disclose the plan for dust control during construction phase.

*Architectural Character:* The architectural character of the buildings is unknown. The applicant should specify during final development plan the architectural features, color, and theme of the development.

*Artificial Lighting:* Lighting has not been finalized. All lighting shall meet Sec 40-317.

*Traffic & Access:* The preliminary development plan calls for an internal network private roads leading into the development. Two access drives off Robbins are shown, to phase 2 and 3, and a larger entrance drive for phase 1. The existing commercial property at 724 Robbins will keep the drive off Robbins, but the internal drive network will not connect with any portion of South Village PD. The applicant will submit a land division applicant for this parcel of 2.1 acres, referred to as parcel B. The intention is to maintain TI zoning under parcel B.

*Stormwater Runoff:* Stormwater will be collected through a network of storm pipes and detained in compliance with the city's stormwater ordinance. A large detention pond is proposed near the southeast potion of the property, aligning with the natural drainage patterns and natural topography.

*Noise:* A 189-unit development may generate additional noise from residential traffic, however the principal function of a residential use will not create any lasting noise levels that would disturb nearby properties.

*Visual Screening:* The 24-acre site is heavily wooded on the southern two-thirds of the property. The applicant intends to keep as many trees as possible to preserve screening with the residential properties to the south and west.

*Outdoor Storage:* No outdoor storage is proposed. It would be recommended surface parking spaces shall be designated for passenger vehicles only, not for any commercial or trailer storage.

*Signage:* The preliminary plan calls for a neighborhood entrance sign off Robbins. No other signage is proposed. The final development plan should include a detailed signage plan.

*Parking:* The preliminary development plan calls for a total of 533 spaces. 273 on-street or surface parking spaces, 248 garage/driveway spaces, and 12 future parking spaces. The ordinance requires 2 spaces per unit, or  $189 \times 2 = 378$  spaces. The plan satisfies the parking demand.

*Land Use:* The future land use map in the adopted Master Plan identifies this report at mixed-use redevelopment. Furthermore, the zoning plan in the Master Plan lists Planned Development as a compatible zoning district. The project will result in approximately 40% open space. The project contains statutory support for rezoning.

### **Next Steps**

It is requested the applicant provide a summary of the community benefit for rezoning to a Planned Development prior to the public hearing.

A public hearing is the next step, which can be scheduled during the regular PC meeting on April 15, 2025.

# IMD Capital

INVESTMENT | MANAGEMENT | DEVELOPMENT

We are excited to present our concept for the redevelopment of what's commonly known as "the Duke property" and what we now refer to as South Village. The property currently hosts an old manufacturing facility with several accessory buildings. These structures will all be razed and the ground cleaned up according to our eventual Brownfield Work Plan with the State.

South Village will bring much needed housing to the area in the form of apartments for rent as well as townhomes for purchase. We believe this development plan is the highest and best use for this parcel and will clean up the existing aesthetic of lifeless large structures.

Our overall vision is to create a vibrant community development with an emphasis on desirable quality of life characteristics. These include walkability, activities, amenities, quality living units and a strong sense of community.

## **Site Concept**

The site's land plan is to establish new corridors for vehicle and pedestrian movement that fosters safety and comfort with sidewalks, landscaping and architecture that relate well together.

These primary pathways knit together an interesting combination of community activities, hospitality, physical activity, and community amenities. Large areas of abandoned buildings will give way to a well-choreographed neighborhood network of properly scaled buildings.

Our primary ingress/egress fronts Robbins Rd. with an inviting entrance. The buildings are set back from the road giving this community a "front yard". Our entryway leads to a landscaped roundabout that presents our community amenity area which includes:

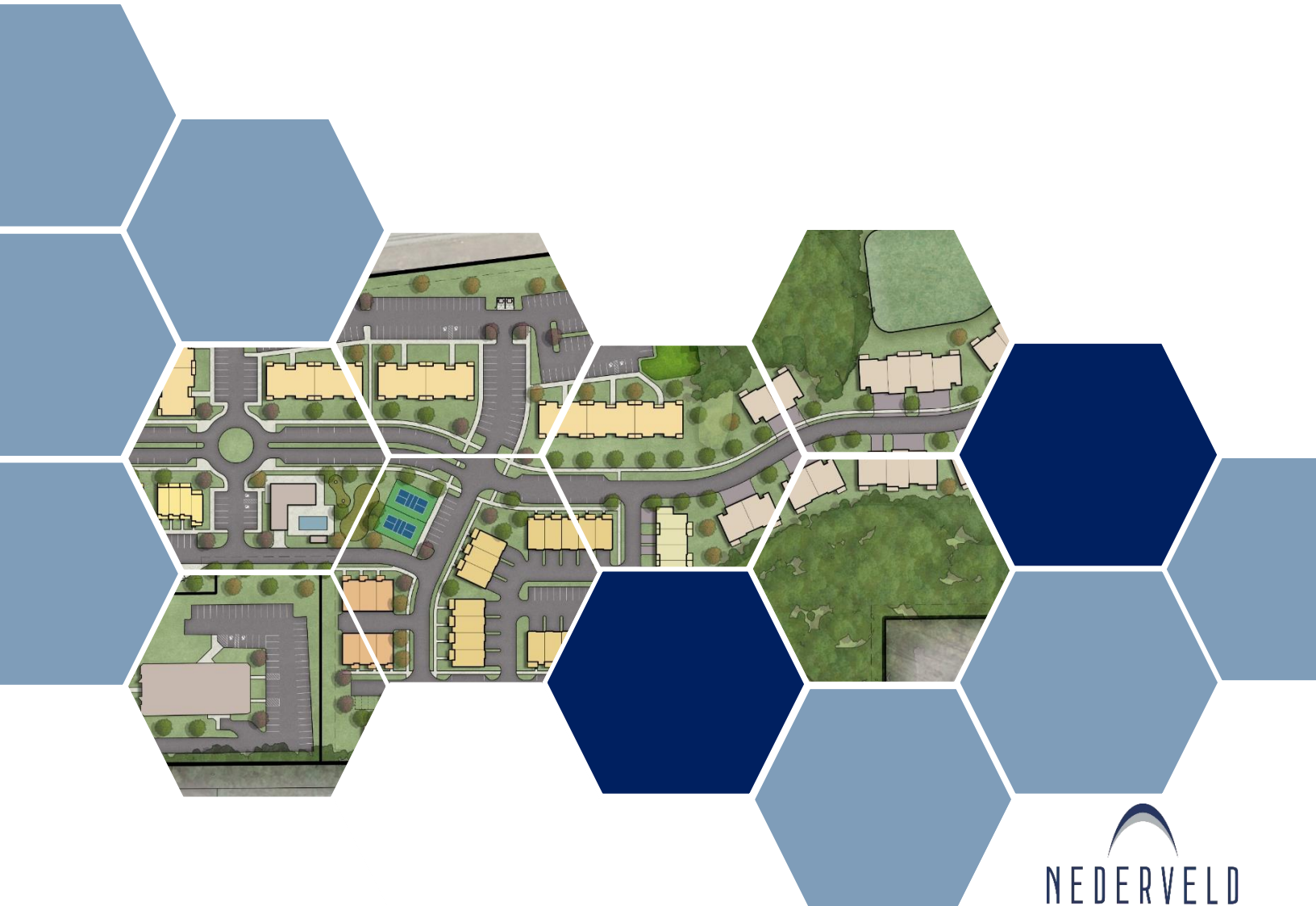
- Fitness area and community lounge
- Dog Park
- Activity lawn/park
- Pickle ball courts
- Outdoor social space with open and covered terraces
- Outdoor pool and sundeck
- Seating areas with firepits
- Food truck staging area
- Robust network of sidewalks and paths

This has been a careful and thoughtful decision to bring new life and a vibrant new neighborhood to the township, as well as bring community amenities and establish another social node to the City of Grand Haven.

# SOUTH VILLAGE

City of Grand Haven

## Preliminary Development Plan



# PROJECT NARRATIVE

## OVERVIEW

IMD Capital in cooperation with T. Bosgraaf Homes, LLC is proposing a new residential community at the former Dake Corporation site on Robbins Road just west of US-31. **South Village** will offer a mix of rowhouses, townhomes, traditional condominiums, and multiple family dwelling units. The residences will be a mix of rental units and “for sale”, owner-occupied housing. The site is carefully designed to achieve the goals and vision articulated in the Master Plan of the City of Grand Haven, offering a mix of residential types and providing a sensible transition from the neighboring single-family homes to the west and the commercial areas to the east. The project will be an environmental asset to the community, eliminating a lifeless industrial facility and preserving wetland resources.

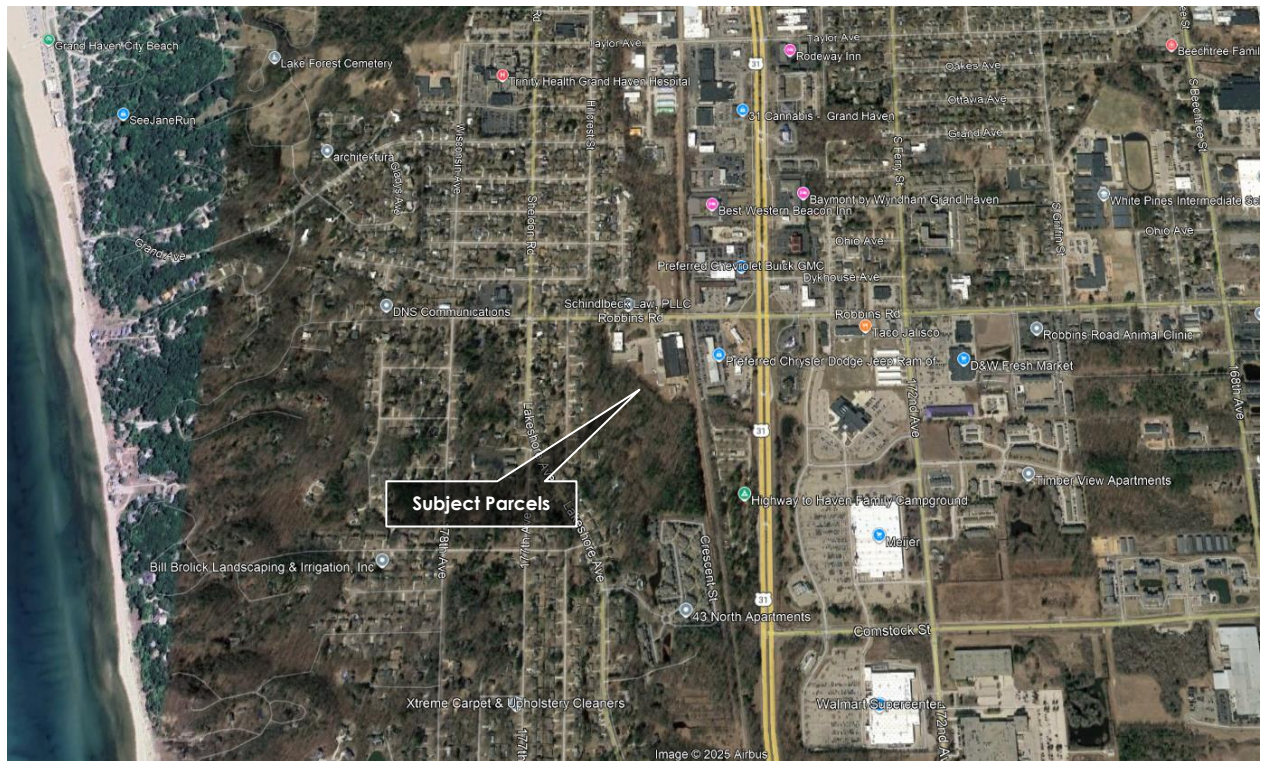
In conformance with Chapter 40 of the City of Grand Haven Zoning Ordinance, the applicant is requesting a rezone to the Planned Development (PD) district. This process will allow for site design, layout flexibility and innovation that cannot be achieved within conventionally structured zoning districts.

South Village is proposed to have many different types of housing including 8 rowhouse units, 108 “flats” units, 44 townhouse units in various configurations, and 29 attached single-family condominium units. With 189 units on 23.3 acres, the density is 8.1 units per acre. Proposed amenities include a fitness area and community lounge, dog park, activity lawn/park, pickle ball courts, outdoor social space with open and covered terraces, outdoor pool and sundeck, seating areas with firepits, food truck staging area, and a robust network of sidewalks and paths.

In summary, the proposed Planned Development provides a vibrant community with an emphasis on desirable quality of life characteristics including walkability, activities, amenities, quality living units, and a strong sense of community.

## PARCEL INFORMATION

The subject properties are located at 700 and 724 Robbins Road.



The property currently hosts an old manufacturing facility with several accessory buildings. These structures will all be razed and the ground cleaned up according to a Brownfield Work Plan with the State.

While not proposed as part of the PD, the building on the northwest corner of the site will be split off as a land division and will remain as an office use.



The subject property includes two existing parcels as indicated below:

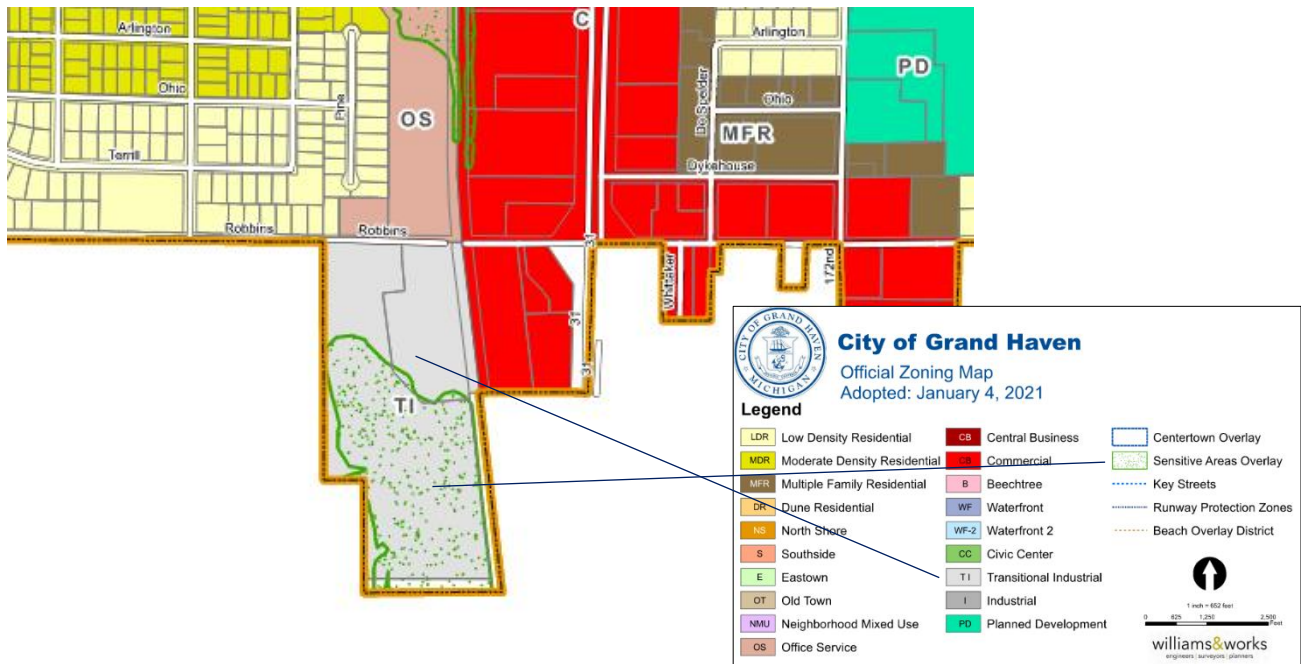
Address	Parcel number:	Size (acres)	Current Zoning:	Current Owner
700 Robbins Road	70-03-33-100-072	20.05 (GIS)	TI, Transitional Industrial	JSJ Corporation
724 Robbins Road	70-03-33-100-073	5.81 (GIS)	TI, Transitional Industrial	Dake Corporation
Total:		25.93 (survey)		



Please see site plan sheet C-201 for legal descriptions and other parcel details.

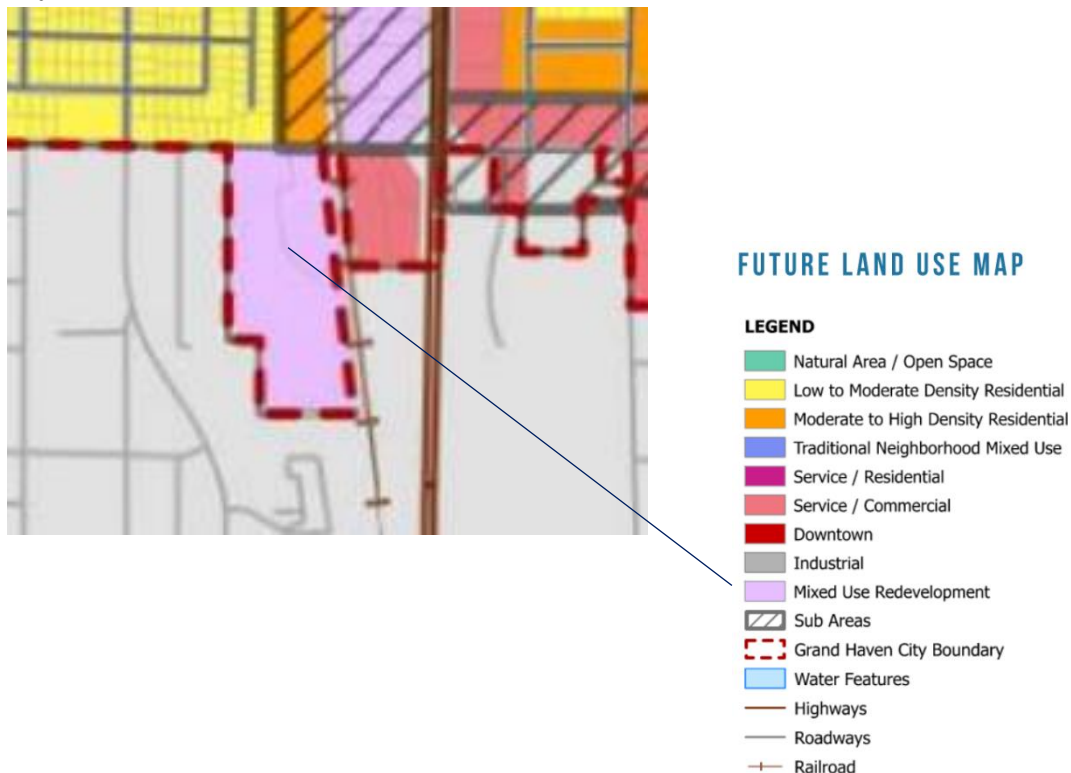
## CURRENT ZONING

According to the City of Grand Haven Official Zoning Map adopted 1/4/2021, the subject parcels are currently zoned TI, Transitional Industrial. A portion of the southern area of the property falls within the Sensitive Areas Overlay district.



## FUTURE LAND USE

The Future Land Use map included in the City of Grand Haven Master Plan Update adopted May 15, 2023 designates the subject parcels as Mixed Use Redevelopment. The property does not fall within any of the Sub Areas articulated in the Master Plan





## MASTER PLAN

The South Village PD has been designed to further the goals included in the 2023 Master Plan update. While the *Mixed Use Redevelopment* portion of the Master Plan (Chapter 13) speaks mostly to unrelated subareas, South Village does advance the goals for Housing and Neighborhoods articulated in Chapter 12.

Goal One of this section envisions communities with “a broad range of housing types, including detached and attached units, appropriate for all segments of the population.”

**Goal 1.** Dwellings in Grand Haven will include a broad range of housing types, including detached and attached units, appropriate for all segments of the population

- a. Support a variety of housing types and densities and mixed use developments for all segments of the population that place users near daily services.

South Village proposes a variety of housing types and densities that places users near daily services.

Goal Two of this section seeks residential neighborhoods that are attractive, well maintained, safe, and inviting with convenient connections to recreation, employment, transportation, shops, services, and natural areas. South Village is ideally positioned geographically to accomplish these goals. While being close to the US-31 commercial corridor, it also is a short bike ride to the best recreation and natural areas Michigan has to offer. The nature of the housing proposed is an ideal transition from the commercial areas to the east to the residential areas to the west.

**Goal 2.** Residential neighborhoods will be attractive, well maintained, safe and inviting places with convenient connections to recreation facilities, employment, transportation, shops, services and natural areas.

Also included in Goal Two is the desire to activate brownfield sites for high quality mixed used redevelopment. This is precisely the type of redevelopment South Village proposes.

- e. Continue to proactively use brownfield incentives to spur high quality redevelopment in mixed use areas.

Generally, Goals One and Two identify the Planned Development model as the pathway to foster these types of mixed use developments.

## REZONING EVALUATION FACTORS

The proposed South Village PD satisfies each of the “3 C” rezoning standards.

### Consistency

As discussed above, South Village provides a mix of housing types and densities which is consistent with the Mixed Use Redevelopment designation assigned to the property in the Future Land Use map of the Master Plan.

### Compatibility

The proposed site plan is compatible with the area and natural features of the site. A stormwater management basin is proposed for the southeast corner of the property, an area of natural drainage. The community was designed to reduce or eliminate impact to the wetlands on site. Care has been given to position housing types adjacent to neighboring properties in a compatible way. The highest densities, including the multiple family units, are proposed to the northeast, closer to the busier commercial areas. Attached single family units are proposed to the west, adjacent to the less dense areas to the west.

### Capability

The subject site is capable of accommodating the uses proposed. Municipal water and sanitary sewer are available to the site. Storm sewer infrastructure and a detention basin is proposed to provide for water quality, channel protection and flood control. A network of sidewalks and pathways is proposed to increase connectivity and recreation opportunities. Streets lights will be included for community safety.

## SUMMARY OF INTENT

The proposed PD meets the objectives of the Planned Development district described in Section 40-421.01

1. South Village proposes to use the land in accordance with its character and adaptability. The portions that are proposed to be redeveloped on the former industrial land will feature the higher densities, while the more natural areas to the south are proposed for lower density housing.
2. South Village promotes the conservation of natural features, fragile lands and the preservation of important and historic community resources. By providing housing stock in a brownfield area, more notable historic and greenfield areas can remain unaffected. The wetland areas to the south would be minimally impacted and the open spaces would be preserved as undisturbed condominium greenspace in perpetuity.
3. The proposed site plan features innovation in land use and design for the purpose of protecting the character of the community and enhancing the quality of life in the city. The arrangement of buildings with central amenities creates a harmonious, walkable community.
4. The South Village PD makes efficient use of land to facilitate a more economic arrangement of buildings, circulation systems, land uses and utilities. Lot lines and setbacks required under traditional zoning would make it difficult to provide a neighborhood that features efficient use of parking, sidewalks, and community amenities.
5. South Village will enhance the housing diversity and recreational opportunities for the people of the city. Multiple housing types at different price points will be available. The community will offer both passive and active recreational amenities to residents.
6. By proceeding with South Village as a Planned Development, it will ensure greater compatibility of design and use among the buildings in this area.

South Village also meets the PD qualifying conditions noted in Section 40-421.02 of the zoning ordinance.

Primarily, the community will provide a host of recognizable and substantial benefits to the ultimate residence of the project and to the wider community, benefits unlikely under traditional zoning constraints. Such benefits include:

1. Removal of old industrial buildings and adoption of an environmental due care plan for the area.
2. A mix of residential housing types and densities.
3. Provision of active recreational facilities including a pool, fire feature area, playground, and pickleball courts.
4. Minimal impact to wetland resources.
5. Preservation in perpetuity of natural features and green space. The open spaces will be governed by the master deed and bylaws of the condominium and will be designated as areas to be preserved.
6. A comprehensive plan for the properties that can be articulated, reviewed and approved in collaboration with the City.

South Village has also been designed to satisfy the development requirements listed in section 40-421.03 of the zoning ordinance.

A. The proposed PD is in accord with the general standards.

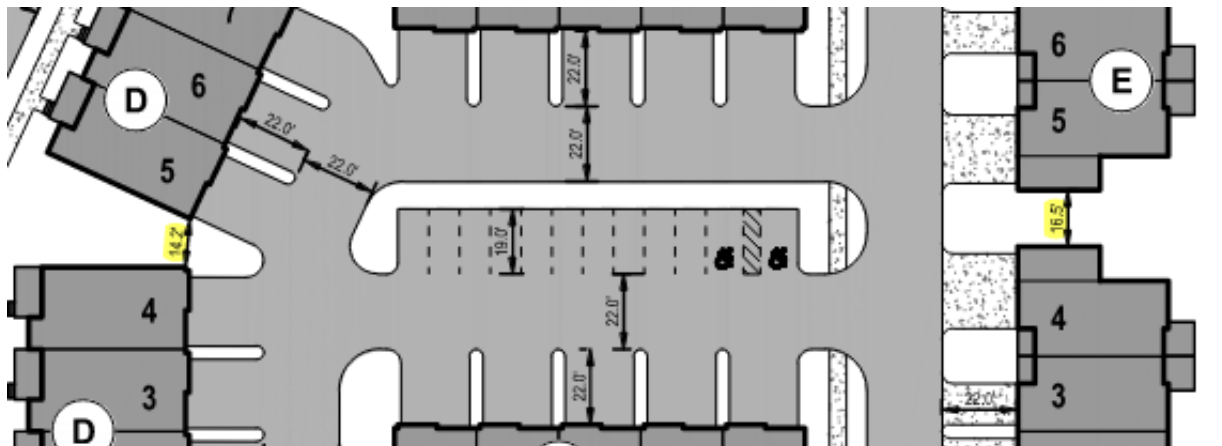
1. The project will be designed, constructed, and maintained to be an integrated and harmonious development, appropriate in appearance with the character of the general vicinity. As a Planned Development with one development group, the project will have strong continuity of construction and design.
2. South Village will be served adequately by essential public facilities and services, such as highways, streets, pedestrian ways, police and fire protection, drainage structures, refuse disposal, water and sewer, and telecommunications.
3. South Village will be compatible with the capacities of public services and facilities it may affect.
4. As articulated above, the project will be developed in accordance with the intent for a planned development
5. South Village will conform to the Sensitive Area Overlay requirements per section 40-422 for portions of the project that fall within that area. A Sensitive Area Overlay application will be submitted with the final PD plan application. No impact to regulated wetland will be undertaken without first obtaining a Part 303 permit from the State of Michigan department of Environment, Great Lakes, and Energy (EGLE).

B. All proposed uses and features of South Village will be compatible and harmonious within the development and with the surrounding community. As noted above, housing types are positioned to be most harmonious with the community context.

C. The proposed development conforms to all the guidance standards noted in Section 40-421.03(c) with one requested exemption.

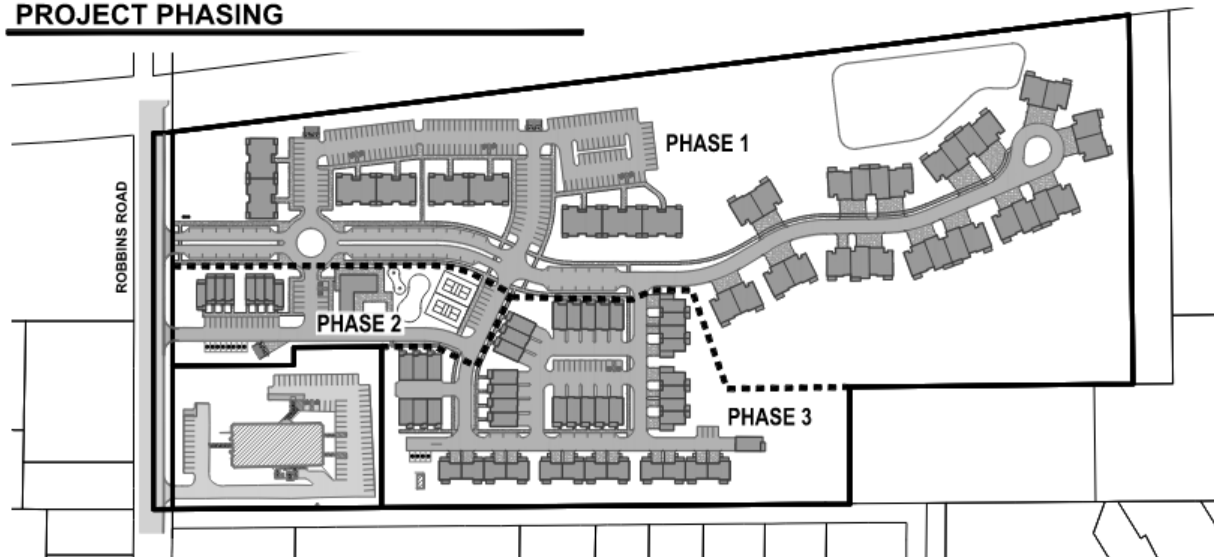
Ordinance	Current Requirement	Proposed Requirement	Requested Departure
Sec. 40-421.03(c) – Guidance Standards			
Building Separation	0 or not less than 20 ft..	0 or not less than 14 ft.	6 ft.

D. The proposed modification satisfies the intent of section 40-421.03(c) to allow flexibility. The departure is only necessary in two instances as illustrated below. This departure will allow the building configuration to create sense of neighborhood in the subject area.



E. A project phasing inset is provided on sheet C-205. Phase 1 and 2 may be constructed concurrently. The phases of the PD are planned so that if later phases are not implemented, the initial phase shall be consistent with the provisions of this article and will not detract from the feasibility of developing the remaining portion of the subject PD area in an appropriate and desirable manner.

### PROJECT PHASING



F. The private roads proposed within the PD will conform to the minimum road construction standards established by the city. All necessary agreements pertaining to private road construction and maintenance shall be reviewed, approved by the city, and be executed and recorded prior to the commencement of construction.

### UTILITY NOTES

The project will be served by municipal water. Watermain will be extended southward from the existing main in Robbins Road.

The project is proposed to be serviced by sanitary sewer in coordination with Grand Haven Township. The sanitary sewer main would be extended northward from a stub just north of the existing 43 North Apartment community.

Stormwater will be collected via a network of storm pipes and detained in compliance with the standards set by the City Engineer. A large detention basin is proposed on the southeast corner of the property, an area of natural drainage. A low flow outlet to the adjacent Vincent Extension Drain is proposed.

Electric, gas, and telecommunications are readily available to be extend into the project.

A complete utility plan shall be submitted with the Final Development Plan application.

### SUMMARY

A rezone of the parcel from the TI to the PD district will help the City realize the goals and objectives of its Master Plan, providing needed housing stock and an excellent transition from commercial to lower density residential uses in the area. South Village provides an attractive, connected, high-quality housing opportunity for many types of home buyers and will bring a vibrant new neighborhood to the City of Grand Haven.



## PLANNED DEVELOPMENT APPLICATION

Planning Department, City of Grand Haven  
519 Washington Avenue, Grand Haven, MI 49417  
Phone: (616) 935-3276 Website: [www.grandhaven.org](http://www.grandhaven.org)

### 1. Project Information

Address/location of property: 700 & 724 Robbins Road  
Name of Development: South Village  
Parcel #: 70-03-33-100-072 & 70-03-33-100-073 Current Zoning District: Transitional Industrial  
Current Use: office/industrial Proposed Use: residential  
Area in Acres: 25.93 acres Zoning of adjacent properties: Commercial

### 2. Applicant

Name: Chad Koster  
Company: IMD Capital  
Address: 940 Floral Ave, SE  
Grand Rapids, MI 49506  
Phone #: 616-437-7202  
Email: chad.koster@paramounttrp.com

### 3. Property Owner

Name: Dave Richardson  
Company: JSJ Corporation & Dake Corporation  
Address: 700 & 724 Robbins Rd  
Grand Haven, MI 49417  
Phone #: 248-881-2432  
Email: david.richardson@jsjcorp.com

### 4. Required Attachments

- Application (PDF + 5 copies)
- Preliminary Development Plan (PDF + 5 copies)
- Narrative (PDF + 5 copies)
- See Section 40-421.04.D of the City of Grand Haven Zoning Ordinance for additional details

### 5. Fees and Escrow Deposit:

Application Fee: \$750.00 (*covers the Rezoning and Preliminary Development Plan review only*)

A deposit of \$1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant: [Signature] Date: 2/7/25

Print Name: Chad Koster

Signature of Owner: [Signature] Date: 2/11/25

Print Name: David Richardson

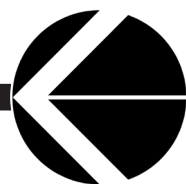
Office Use Only		
Case #:	Date Received:	Fee(s):







February 14, 2025



North

0' 30' 60' 120' scale: 1"=60'

# SOUTH VILLAGE

ILLUSTRATIVE SITE PLAN

Project number: 24201135





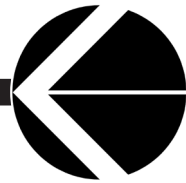


LEGEND

- 1 SITE ENTRANCE
- 2 NEIGHBORHOOD IDENTIFICATION SIGN
- 3 EXISTING BUILDING
- 4 RIGHT OF WAY
- 5 BUILDING SETBACK
- 6 PICKLEBALL COURTS
- 7 CLUBHOUSE
- 8 FUTURE PARKING
- 9 STORMWATER MANAGEMENT
- 10 TRASH & RECYCLING
- 11 CONCEPT LANDSCAPE
- 12 EXISTING WOODLANDS TO REMAIN

NOTES

Site Location:	700 & 724 Robbins Road Grand Haven, MI 49417
Overall Existing Total Acreage	= 25.45 ac. (excluding R.O.W.)
PD Parcel 'A' Acreage	= 23.3 ac. (excluding R.O.W.)
Ex. Building Parcel 'B' Acreage	= 2.1 ac. (excluding R.O.W.)
Existing Zoning	= TI Transitional Industrial
Proposed Zoning	= PD Planned Development
PUD Zoning Requirements	
Minimum Lot Area	= 1,000 sq.ft. per unit (Multi-Family)
Minimum Lot Width	= N/A
Maximum Building Height	= 52 ft.
Maximum Lot Coverage	= 50%
Setbacks	
Front Yard	= 25 ft.
Side Yard	= 20 ft.
Rear Yard	= 25 ft.
Building Separation	= 14 ft.(measured to foundation)
Proposed Residential Dwellings	= 189 units total
'A' Row house	= 8 units
'B' Stacked flats	= 108 units
'C' Townhome	= 6 units
'D' Townhome	= 18 units
'E' Townhome	= 8 units
'F' Townhome	= 12 units
'G' Townhome	= 29 units
Total Parking Spaces Required (Based on City Requirements of 2/Unit)	= 376 spaces
Total Proposed Parking Spaces	= 533 spaces
On-Street Spaces	= 273 spaces
Garage/Driveway Spaces	= 248 spaces
Future Parking Spaces	= 12 spaces





940 Floral Avenue SE  
Grand Rapids, MI 49506

Title: Preliminary PD Submittal  
Drawn: JM      Checked: ED      Date: 2.17.25

# SOUTH VILLAGE

## Existing Site Conditions Plan

700 & 724 Robbins Road  
PART OF THE NORTHWEST 1/4 OF SECTION 33, T8N, R16W,  
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

**STAMP:**





















**PROJECT NO:**  
24201135

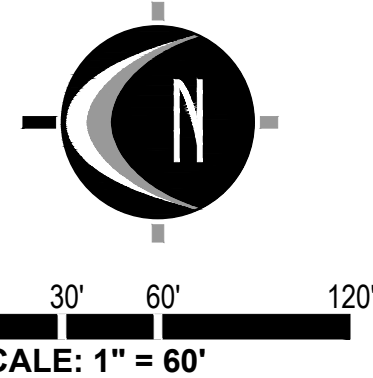
**SHEET NO:**

# C-201



## LEGEND

	Catch Basin - Square		Stop Sign
	Deciduous Tree		Sanitary Manhole
	Evergreen Tree		Fence
	Fire Department Connection		Overhead Utility
	Guy Anchor		Sanitary
	Hydrant		Tree Line
	Light Pole		Asphalt
	Manhole		Existing Building
	Post		Concrete
	Utility Pole		
	Sign		



## BENCHMARKS

**BENCHMARK #224** ELEV. = 620.02 (NAVD88)  
Top of flange bolt under "E" on hydrant, located 28'± North of the Centerline of Robbins Road and 516'± West of the centerline of the railroad tracks

**BENCHMARK #226 ELEV. = 611.86 (NAVD88)**  
Railroad tie on south side of power pole located 170'± South of the centerline of Robbins Road and 122'± West of the northeasterly corner of existing building #724

## LEGAL DESCRIPTION

The Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Town 8 North, Range 16 West

ALSO:

All that part of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Town 8 North, Range 16 West, lying West of The Chesapeake and Ohio Railway right of way.

ALSO:

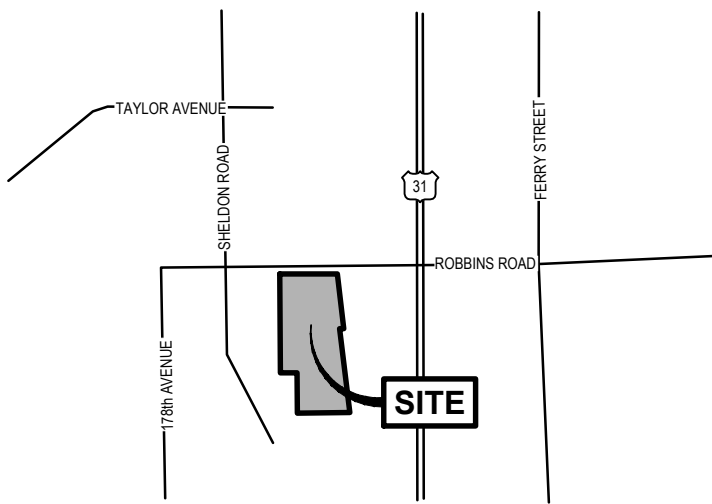
Part of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Town 8 North, Range 16 West, described as: Commencing at the Northwest corner thereof and running thence East along the North line thereof 72.00 feet more or less to the Westerly line of The Chesapeake and Ohio Railway right of way, thence Southeasterly along the Westerly line of said right of way 75.00 feet; thence Northwestwesterly to the Place of Beginning.

ALSO:

That part of the West 1/2 of the Northwest 1/4 of Section 33, Town 8 North, Range 16 West, described Commencing at the Northwest corner of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 33 and running thence South along the West line of said Section 33 a distance of 527.25 feet; thence East 200.00 feet; thence South to a point 900.00 feet North of the East and West 1/4 line and 200.00 feet East of the West line of said Section 33, thence East to The Chesapeake and Ohio Railway Company right of way, thence Northerly along the Westerly line of said right of way to the North line of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 33, thence West along the North line of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 33 to the Place of Beginning; and the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Town 8 North, Range 16 West, described as: Commencing at the Northwest corner thereof and running thence East along the North line thereof 72.00 feet more or less to the Westerly line of The Chesapeake and Ohio Railway right of way, thence Southeasterly along the Westerly line of said right of way 75.00 feet thence Northerly to the Place of Beginning.

ALSO EXCEPT,

part of the Northwest 1/4 of Section 33, Town 8 North, Range 16 West, Grand Haven City, Ottawa County, Michigan, described as: Commencing at the West 1/4 corner of said Section; thence North 01 degree 00 minutes 48 seconds East 900.00 feet along the West line of said Section; thence South 89 degrees 10 minutes 26 seconds East 200.00 feet along the North line of the South 90 degree line of the Northwest 1/4 of said Section to the Point of Beginning, thence South 89 degrees 10 minutes 26 seconds East 638.16 feet along said North line; thence North 05 degrees 30 minutes 55 seconds West 89.10 feet along the Westerly right of way line of the C&O Railroad; thence North 89 degrees 10 minutes 26 seconds West 630.30 feet; thence South 01 degree 00 minutes 48 seconds West 68.68 feet to the Point of Beginning.



## LOCATION MAP

NOT TO SCALE



**PREPARED FOR:**  
Paramount Realty Partners  
Chad Koster

940 Floral Avenue SE  
Grand Rapids, MI 49506

**REVISIONS:**

Title: Preliminary PD Submittal  
Drawn: JM Checked: ED Date: 2.17.25

**SOUTH VILLAGE**

**Site Layout Plan**

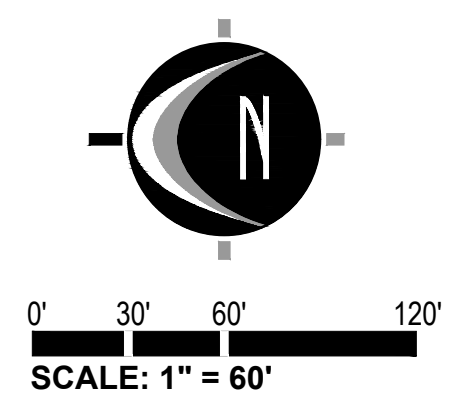
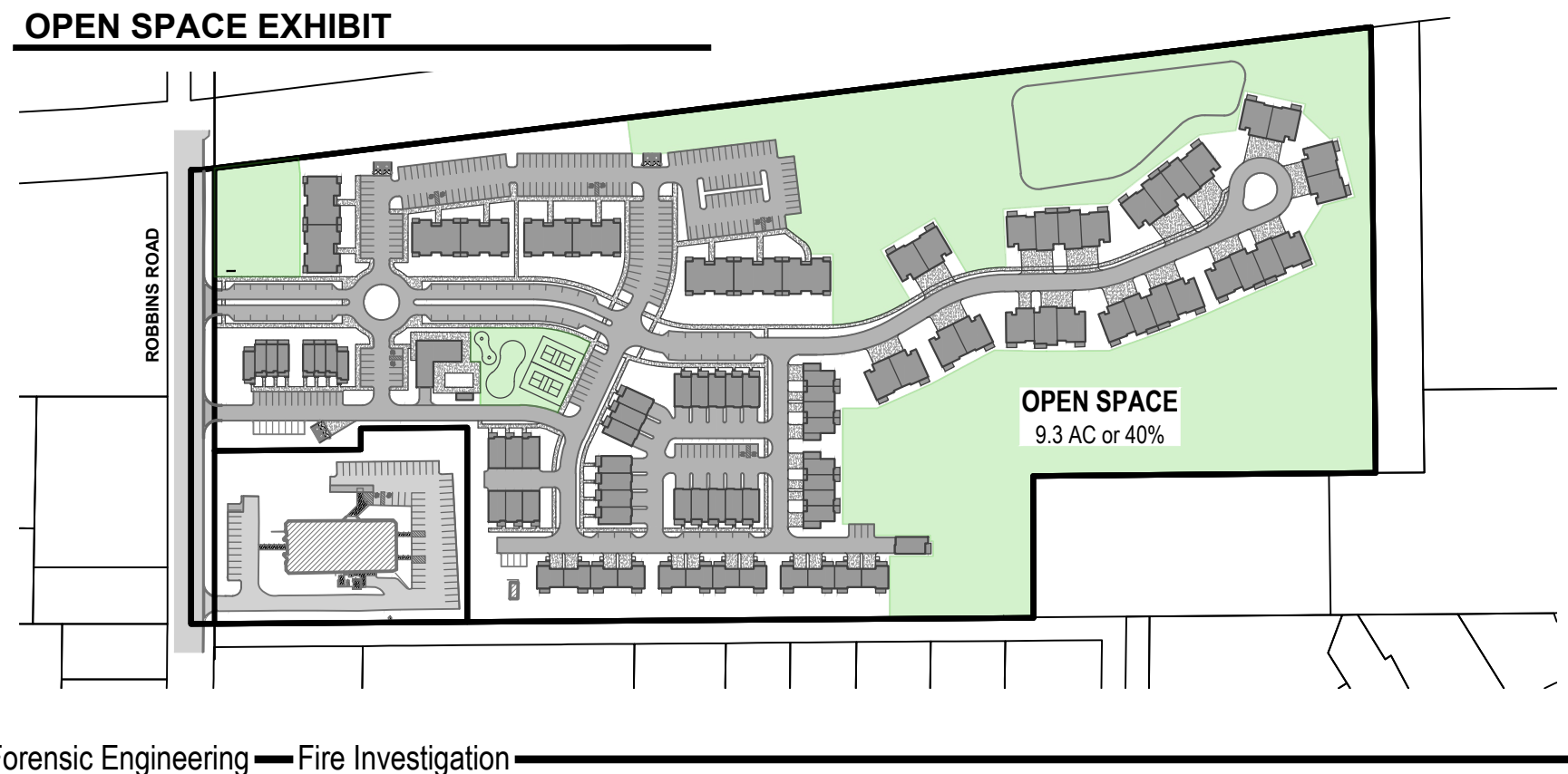
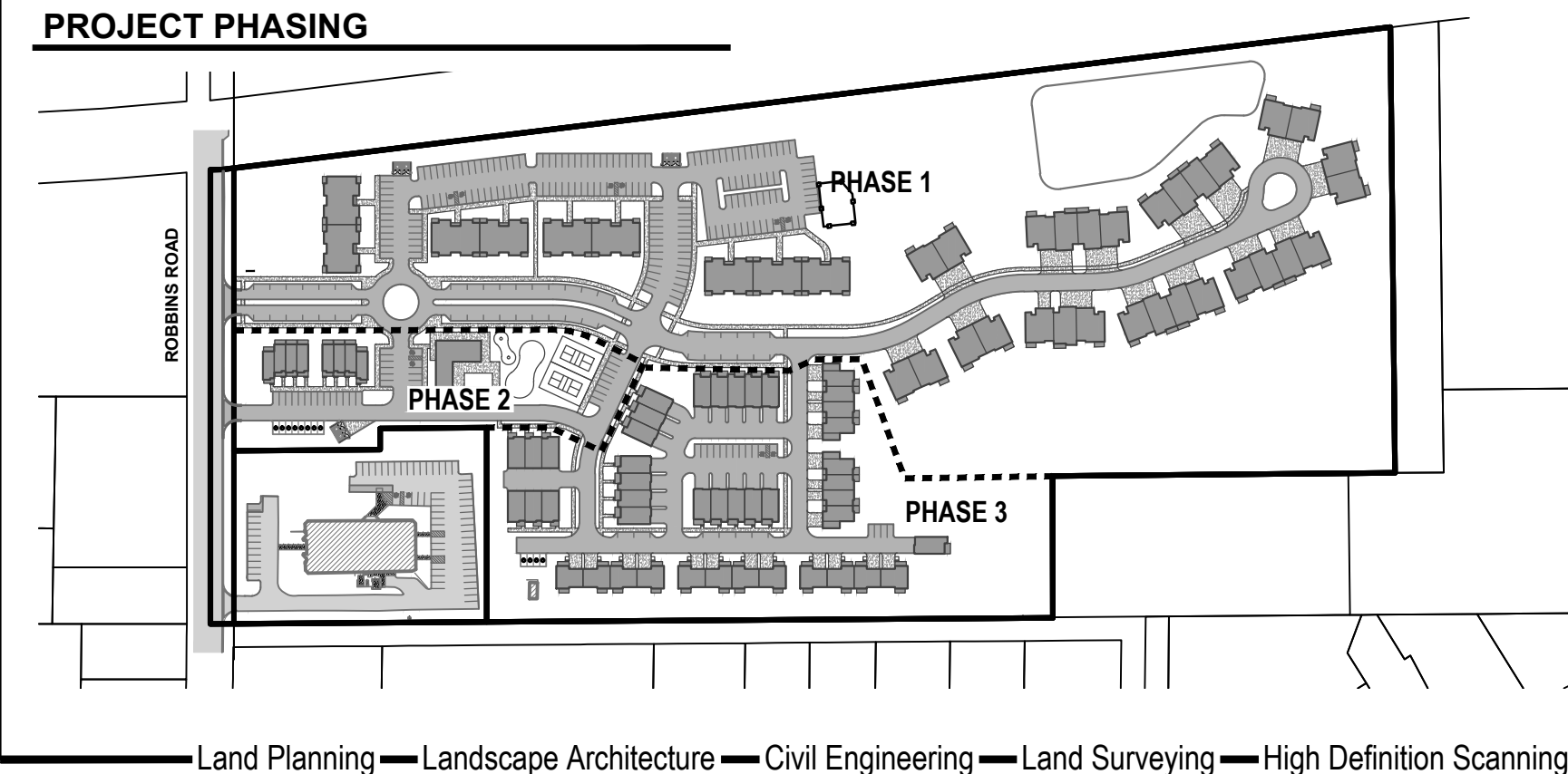
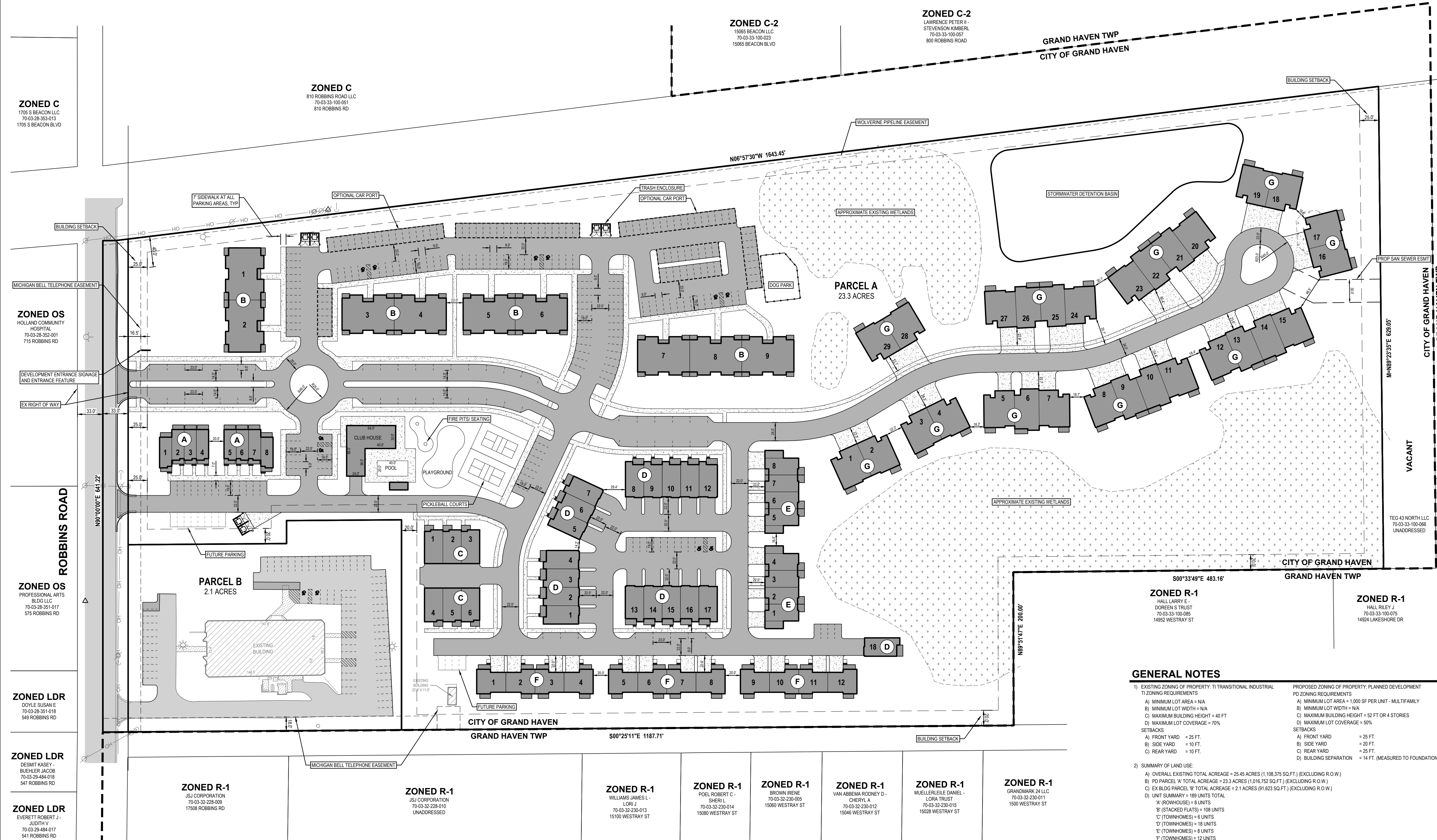
700 & 724 Robbins Road  
PART OF THE NORTHWEST 1/4 OF SECTION 33, T8N, R16W,  
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:**  
24201135

**SHEET NO:**  
**C-205**

24201135-PRC1.dwg JM 2/14/2025 14:49



LEGEND	
	EXISTING BITUMINOUS
	EXISTING CONCRETE
	PROPOSED BITUMINOUS (STANDARD DUTY)
	PROPOSED CONCRETE (STANDARD DUTY)

- GENERAL NOTES**
- EXISTING ZONING OF PROPERTY: TI TRANSITIONAL INDUSTRIAL  
PROPOSED ZONING OF PROPERTY: PLANNED DEVELOPMENT  
TI ZONING REQUIREMENTS  
A) MINIMUM LOT AREA = N/A  
B) MINIMUM LOT WIDTH = N/A  
C) MAXIMUM BUILDING HEIGHT = 40 FT  
D) MAXIMUM LOT COVERAGE = 70%  
SETBACKS  
A) FRONT YARD = 25 FT.  
B) SIDE YARD = 10 FT.  
C) REAR YARD = 10 FT.
  - SUMMARY OF LAND USE:  
A) OVERALL EXISTING TOTAL ACREAGE = 25.45 ACRES (1,108,375 SQ.FT.) (EXCLUDING R.O.W.)  
B) PD PARCEL A: TOTAL ACREAGE = 23.3 ACRES (1,016,752 SQ.FT.) (EXCLUDING R.O.W.)  
C) EX BLDG PARCEL B: TOTAL ACREAGE = 2.1 ACRES (91,623 SQ.FT.) (EXCLUDING R.O.W.)  
D) UNIT SUMMARY = 189 UNITS TOTAL  
A' (ROWHOUSE) = 8 UNITS  
B' (STACKED FLATS) = 108 UNITS  
C' (TOWNHOMES) = 6 UNITS  
D' (TOWNHOMES) = 16 UNITS  
E' (TOWNHOMES) = 8 UNITS  
F' (TOWNHOMES) = 12 UNITS  
G' (ATTACHED HOMES) = 29 UNITS  
E) BUILDING AREA = 143,080 SQ.FT.  
F) LOT COVERAGE = 14%  
G) GROSS PAVEMENT AREA = APPROX. 182,169 SQ.FT.  
H) GROSS CONCRETE AREA = APPROX. 65,330 SQ.FT.
  - PARKING REQUIREMENTS:  
A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9x19' (22' AISLE)  
B) TYPICAL PARKING SPACE PROVIDED = 9x19' (22' AISLE)  
C) TYPICAL VAN ACCESSIBLE PARKING SPACE = 11x19' WITH 5' AISLE  
D) TYPICAL CAR ACCESSIBLE PARKING SPACE = 9x19' WITH 5' AISLE  
E) NUMBER OF SPACES REQUIRED = 376 (BASED ON CITY REQUIREMENTS OF 2/UNIT)  
F) NUMBER OF SPACES PROVIDED TOTAL = 533 SPACES  
- ON-STREET SPACES = 273 SPACES (INCLUDING 10 ADA SPACES)  
- GARAGE/DRIVEWAY SPACES = 248 SPACES  
- FUTURE PARKING SPACES = 12 SPACES
  - THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
  - BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
  - ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH DOWN CAST TYPE FIXTURES TO BE SPECIFIED BY LIGHTING CONSULTANT.