

**PROPOSED UPDATE TO THE
2013 ALLENDALE CHARTER TOWNSHIP MASTER PLAN**

*As Recommended to the Allendale Township Board by
the Allendale Township Planning Commission
August 17, 2015*

Proposed language to the Future Land Use Chapter regarding High Density Residential land use.

This 2015 amendment to the 2013 Allendale Township Master Plan will bring the Plan into alignment with a decision by the Township Board in June of 2015 to rezone at the applicants request several parcels to the R-4 zoning district which were not planned for High Density Residential land use in the 2013 Master Plan. The two parcels are located at 4923 Allen Park Drive and 4966 Rich Street Drive which is the vacant land north of the Enclave apartment project and between Laser Dynamic and the Allendale Meadows Mobile Home Park in Section 24.

The 2013 Plan had recommended Industrial use for these parcels based on the adjacent industrial uses, in particular Laser Dynamic, and also that the Master Plan promoted future multi-family housing to the south and west of the GVSU campus where bus service is available and sidewalks allow for walking to the campus.

Following a number of meetings devoted to analyzing the rezoning request the Planning Commission voted to recommend approval of the R4 request to the Township Board for the following reasons:

1. The proposed apartments and other R-4 permitted uses would be appropriate for this site as apartments are located on abutting property to the south which is The Enclave;
2. The site is close to retail uses and restaurants on the north side of M-45 which can serve apartment residents;
3. A rezoning to R-4 from PID was recently approved by the Township Board for a 1.69 acre parcel at 48th Avenue and Allen Park Drive about ¼ mile from the Richland site so rezoning the Richland site to R-4 would be consistent with this recent action by the Board;
4. Adjacent industrial users do not object to the rezoning;
5. Use of this site for industrial purposes is incompatible with the mobile home park to the west and The Enclave apartments to the south;
6. Rich Street is not a County All Season road and is not capable of accommodating year round industrial truck traffic;
7. Through site plan review landscaping and building placement an apartment project on this site can be required to be designed to lessen the impact of adjacent industrial land uses on apartment residents;

8. There are 153 acres of vacant industrial zoned land in Sections 19 & 24 served by public water and sanitary sewer within 1.5 miles of M-45. There is sufficient industrial zoned land nearby which can meet market demand. Industrial use of this site is un-realistic as it has been marketed for many years and has not sold for industrial use.

9. The property is within the Group Housing Overlay Zone.

10. The rezoning to R-4 is consistent with the uses on neighboring properties.

Based on these reasons the 2015 amendment recommends High Density Residential use for the parcels at 4923 Allen Park Drive and 4966 Rich Street Drive.

While this amendment brings the Plan into alignment with the zoning of these parcels and provides reasons for the change to the Future Land Use Map it is important to note that the Plan strongly recommends against allowing High Density Residential use north of Rich Street. This area is master planned for Agricultural use based on large parcels, prime agricultural soils, large residential lots and the lack of sidewalks and bus service to serve student housing.

The Plan still supports the 2013 Plan recommendations that multi-family housing for GVSU students is best located south of the campus in order to fulfill the following goal and objective:

Goal: Ensure that multi-family housing is located and designed to avoid conflicts with existing and planned single family housing

Objective: Locate student rental housing close to the University for easier and safer pedestrian access or close to bus lines and require that on-site security be provided. Ideally, multi-family housing which is intended specifically for college students should not be located west of 52nd.

In February of 2015 the Board also rezoned a 1.69 acre parcel to the R-4 zoning district although the 2013 Master Plan had recommended this parcel for Industrial use. This parcel is located at 4820 Allen Park Drive which is the vacant land on the southwest corner of Allen Park Drive and 48th Avenue also in Section 24.

The Commission recommended this parcel for R4 zoning as apartment use was deemed compatible with land uses to the east and south, the site was close to retail uses and restaurants on the north side of M-45 which can serve apartment residents. In addition, The Enclave multi-family development had been approved at the west end of Allen Park Drive less than 1,000 feet to the west.

While the site is now zoned for apartment use and can be used as such the Plan still considers this parcel to be viable for Industrial use should apartments fail to materialize on the site. The Plan recommends that the Future Land Use map continue to show Industrial use for this parcel as such uses would be compatible with other uses on Allen Park Drive and this designation would maintain continuity with the 2013 Plan recommendation.