CHARTER TOWNSHIP OF GRAND RAPIDS

COUNTY OF KENT, MICHIGAN

SUPPLEMENT NO. 1

OF THE

GRAND RAPIDS CHARTER TOWNSHIP COMPREHENSIVE PLAN

Approved by the Planning Commission and the Township Board

November 26 & December 3, 2013

SUPPLEMENT NO. 1

OF THE

GRAND RAPIDS CHARTER TOWNSHIP COMPREHENSIVE PLAN

GRAND RAPIDS CHARTER TOWNSHIP BOARD

MICHAEL J. DEVRIES, SUPERVISOR

EDWARD J. ROBINETTE, CLERK

CHRIS AFENDOULIS, TREASURER

RUSTY MERCHANT, TRUSTEE

ROBERT W. ROTH, TRUSTEE

DAVID A. VAN DYKE, TRUSTEE

LEE VAN POPERING, TRUSTEE

GRAND RAPIDS CHARTER TOWNSHIP PLANNING COMMISSION

WAYNE HARRALL, CHAIRPERSON

STEPHEN C. FRY, VICE CHAIRPERSON

DAVID A. VAN DYKE, SECRETARY

SCOTT CONNERS

DAVID M. PIERANGELI

MARK PREIN

BEVERLY WALL

CONTENTS

CHAPTER 1 - INTRODUCTION 1

CHAPTER 2 - UPDATED TOWNSHIP PROFILE, SIGNIFICANT TOWNSHIP LAND USE CHANGES AND OTHER TOWNSHIP APPROVALS SINCE 2007 4

CHAPTER 3 - GOALS, POLICIES AND STRATEGIES 14

CHAPTER 4 - LAND USE ANALYSIS 16

CHAPTER 5 - FUTURE LAND USES 21

CHAPTER 6 - IMPLEMENTATION OF THE PLAN 33

APPENDIX

1. Future Land Use Map
2. Wetland Inventory Map
3. Drain Inventory Map
4. Sanitary Sewer Atlas
5. Watermain Atlas
6. School District Map
7. Non-Motorized Trail Map
8. Vacant Parcel Map
9. Previous Future Land Use Map in 2007 Comprehensive Plan (for reference only)
10. Current Street Map

CHAPTER 1

INTRODUCTION

This Supplement No. 1 is an addition to the Grand Rapids Charter Township Comprehensive Plan of 2007. The Planning Commission has prepared and the Township Board has approved the Supplement following the Planning Commission's study and review of the current Comprehensive Plan. As a result of that review, the Commission determined to add to the Plan updated background information, further comment in the text of the Plan, revised future land use areas and designations and other information and conclusions based on matters arising or conditions that may have changed during the time since the Comprehensive Plan was adopted.

Over many years, the Township has carefully planned for future land use, development and preservation. Prior to the adoption of the 2007 Plan, the Township adopted the 1990 Plan which itself was preceded by other comprehensive plans adopted during earlier decades. Each of the successive Plans has commented on the scope and impact of changes in the Township's land-use environment since the adoption of the previous Plan. For example, the 2007 Plan points out that while "the construction of new houses, roads, commercial establishments and offices appeared to happen gradually over the past 15 years,... when viewed in retrospect, the changes since 1990 are significant and have changed the appearance and character" of the Township. Each of the Plans has emphasized the importance of regularly scheduled updates and revisions of the Plan, as conditions and influences in the Township continue to change and evolve. As stated in the 2007 Plan, "As growth occurs over the years, the Plan's goals, land use information, population projections, and other pertinent data should be reviewed and revised as necessary so the Plan can continue to serve as a valid guide to the growth of the Township."

The fundamental purpose of the Comprehensive Plan is to enable the Township to provide guidance and direction for the future use and development of land and the preservation of undeveloped areas throughout the Township. Under Michigan law, all local regulation of land use must be based on a plan, commonly called the master plan. Section 203 of the Michigan Zoning Enabling Act of 2006 states in part:

> "A zoning ordinance shall be based upon a plan designed to promote the public health, safety and general welfare, to encourage the use of lands in accordance with their character and adaptability, ... to conserve natural resources and energy,... to ensure that uses of land shall be situated in appropriate locations and relationships, to avoid the overcrowding of population,... to lessen congestion on the public roads and streets,... to facilitate adequate provision for systems of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements, and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and properties."

Likewise, the Michigan Planning Enabling Act of 2008 authorizes local units of government to adopt a master plan to guide the development and preservation of land consistent with the "character of the planning jurisdiction and the suitability [of lands] for particular uses, judged in terms of such factors as trends in land and population development" and which "in accordance with present and future needs will best promote public health, safety, convenience, prosperity, and general welfare."

The Planning Enabling Act also emphasizes the importance of periodic reviews and revisions of a master plan, to ensure the continued relevance of the plan: "At least every 5 years after the adoption of the master plan a planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan." This Supplement has been adopted in compliance with this legislative direction.

The Comprehensive Plan, as updated and modified by this Supplement, will continue to serve as an essential guide for a variety of Township decisions and private initiatives. In this regard, the following observations about the Plan and its relation to the zoning of lands may be helpful:

1. The Plan, as now supplemented, is the most comprehensive statement of the Township's desires, goals and policies for its continued growth, development and preservation, based on the desires of its residents and officeholders, the reality of current conditions and the influence of future changes in the Township, the surrounding area and in the region.

2. The Plan will continue to serve as an indispensible guide for Township decision-makers as they consider zoning changes, development approvals, capital expenditures, utility extensions, street improvements, preservation of open space, acquisition of recreation lands, and a variety of other decisions and efforts toward the betterment of the Township for its residents and the community at large.

3. The Plan can serve as an educational tool, by providing comprehensive statements of the Township's official directions and goals for the future, to assist residents, property owners, the business community, the contiguous municipalities and the public generally.

4. It is useful to recall the essential differences between the Comprehensive Plan and the Township Zoning Ordinance and Zoning Map. The Plan is a policy document, projecting the Township's vision for future land uses. It therefore designates certain areas of the Township as suitable for stated types of land use, development or preservation. The Zoning Ordinance and

Zoning Map, on the other hand, are the legal instruments that require how lands in certain specified districts must be used at the present time. The Comprehensive Plan is an official guide for the future; the Zoning Ordinance is the Township's law for the present.

5. This Supplement divides the Township into five separate geographical areas for future planning purposes. These areas are not intended to correspond with zoning districts and they do not have the same boundaries as any of the zoning districts. However, in the extensive commentary as to each of the five areas, the Supplement proposes, in some instances, the continuation of certain types of land use and, in other cases, recommends the development of complementary or differing land uses, based on expected changing conditions or other factors noted in the text. In this way, Township officials and the public can evaluate development proposals or other initiatives with the future planning commentary included as to each of the planning areas.

Together, the 2007 Comprehensive Plan and this Supplement constitute the conclusions and policies of the Township which will form the basis for orderly and efficient use of land for homes, businesses and public buildings, and for the public services and other land uses that benefit the Township as a whole. These include streets, parks and recreation areas, public utilities, open space and conservation areas and the many other land use features that define and enhance the Township as a place to live, work and enjoy the qualities of life so typical of West Michigan.

CHAPTER 2

UPDATED TOWNSHIP PROFILE; SIGNIFICANT TOWNSHIP LAND USE CHANGES AND OTHER TOWNSHIP APPROVALS SINCE 2007

UPDATED TOWNSHIP PROFILE

This Chapter supplements Chapter 2, Community Profile, in the 2007 Comprehensive Plan.

Population Characteristics

Between 2000 and 2010 the Township population increased by 2,605 persons, an 18.5% increase, for a total in 2010 of 16,661 persons. By comparison, the 2010 population of Cascade Township was 17,134; that of Ada Township was 13,142; that of Plainfield Township was 30,952; and that of Cannon Township was 13,336.

Table 1 compares the population change for the Township with that of the surrounding townships, between 2000 and 2010.

Table 1
Population Change
Grand Rapids Charter Township and Surrounding Townships and Cities
2000-2010

Township	2000	2010	Absolute Change	% Change
Ada Twp.	9,882	13,142	3,260	32.9%
Cascade Twp.	15,107	17,134	2,027	13.4%
City of East Grand Rapids	10,764	10,694	-70	-.06%
City of Grand Rapids	197,800	188,040	-9,760	-4.9%
Grand Rapids Twp.	14,056	16,661	2,605	18.5%
City of Kentwood	45,255	48,707	3,452	7.6%
Plainfield Twp.	30,195	30,952	757	2.5%

Table 2 shows the percentage change in the population of the Township and the surrounding townships and cities for each decade since 1980.

Table 2
Historical Population Change
Grand Rapids Charter Township, Surrounding Townships and Cities
and Kent County
1980-2010

Municipality	Census Totals				Absolute Change since 1980	% Change since 1980
	1980	1990	2000	2010		
Ada Twp.	6,472	7,578	9,882	13,142	6,670	100.3%
Cascade Twp.	10,120	12,869	15,107	17,134	6,220	61.5%
City of East Grand Rapids	10,914	10,807	10,764	10,694	-220	-2.0%
City of Grand Rapids	181,843	189,126	197,800	188,040	6,147	3.4%
Grand Rapids Twp.	9,294	10,760	14,056	16,661	7,367	79.27%
City of Kentwood	30,438	37,826	45,255	48,707	18,269	60.0%
Plainfield Twp.	20,611	24,946	30,195	30,952	10,341	50.17%
Kent County	444,506	500,631	574,335	602,622	158,116	35.57%

Table 2A shows the Township population change from 1980 to 2010.

Table 2A
Historical Population Change by Decade
Grand Rapids Charter Township
1980-2010

Year	Population	% Change
1980	9,294	36.22%
1990	10,760	15.77%
2000	14,056	30.63%
2010	16,661	18.5%

Tables 3, 4 and 5 show updated changes in population characteristics, including median age, age distribution and racial diversity, for the Township and other communities:

Table 3
Median Age
Grand Rapids Charter Township, Surrounding Townships and Cities and Kent County
2010

Municipality	Median Age	% Under 18	% Over 65
Ada Twp.	37.2	31.3%	9.2%
Cascade Twp.	41.1	28.0%	14.5%
City of East Grand Rapids	36.8	32.0%	9.7%
City of Grand Rapids	30.4	24.7%	11.0%
Grand Rapids Twp.	41.3	27.3%	15.3%
City of Kentwood	32.4	25.4%	11.5%
Plainfield Twp.	35.1	25.0%	12.3%
Kent County	34.4	26.2%	10.6%

Table 4
Age Distribution in Population
Grand Rapids Charter Township
2010

Age	2010	
	2010	% of Total
Under 5 years	975	5.8%
5 to 17 years	3,569	21.4%
18 to 29 years	1,769	10.6%
30 to 39 years	1,721	10.3%
40 to 49 years	2,578	15.7%
50 to 59 years	2,552	15.3%
60 to 69 years	1,590	9.5%
70 years and older	1,907	11.4%
Total Population	16,661	100%

Table 5
Racial Diversity
Grand Rapids Charter Township, Surrounding Townships and Cities and Kent County
2010

Municipality	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some other race	Two or more races	Hispanic or Latino	Total
Ada Twp.	12,007	129	26	478	1	42	204	255	13,142
Cascade Twp.	15,687	256	38	526	3	70	221	333	17,134
City of East Grand Rapids	10,046	113	16	160	5	26	170	158	10,694
City of Grand Rapids	110,890	37,890	788	3,445	58	287	5421	29,261	188,040
Grand Rapids Twp.	15,011	290	26	724	1	20	248	341	16,661
City of Kentwood	32,315	7283	172	3215	15	91	1496	4120	48,707
Plainfield Twp.	29,006	647	96	361	9	197	636	810	30,952
Kent County	457,769	56,372	2,075	13,932	163	747	13,127	58,437	602,622

Housing Characteristics

Table 6 compares the percent change in the number of housing units in the Township for 2000 and 2010.

Table 6
Percent Change in Number of Housing Units
Grand Rapids Charter Township and Kent County
2000-2010

Municipality	Housing Units		
	2000	2010	% Change
Grand Rapids Twp.	5,000	6,342	20.1%
Kent County	224,000	227,239	4.5%

Table 7 compares the types of housing unit occupancy between the Township and Kent County in 2010.

Table 7
Housing Unit Occupancy as a Percent of Total
Grand Rapids Charter Township and Kent County
2010

Housing Units	Grand Rapids Charter Township	% of Total Housing Units	Kent County	% of Total Housing Units
Owner occupied	5,317	83.8%	158,301	64.1%
Renter occupied	689	10.9%	68,938	27.9%
Vacant	336	5.3%	19,662	8%
Total:	**6,342**	**100%**	**246,901**	**100%**

Table 8 shows the ages of housing units in the Township for 2010.

Table 8
Housing Units by Age of Structure
Grand Rapids Charter Township
2010

Age of Housing Units in 2010	Grand Rapids Charter Township Number of Units	% of Total
Prior to 1950	478	8%
1950 to 1959	691	12%
1960 to 1969	703	13%
1970 to 1979	672	12%
1980 to 1989	680	12%
1990 to 1999	1272	22%
2000 to 2010	1175	21%
Total	5671	100%

Table 9 shows the value of new construction building permits in the Township for 2005 through 2012.

Table 9
New Construction Building Permits
Grand Rapids Charter Township
2005-2012

Year	New Housing Units	Total Residential Value	Average Cost Per Housing Unit	New Commercial Buildings	Total Commercial Value	Average Cost Per Commercial Building	Total New Construction Value
2005	182	37,679,438	207,000	3	3,350,000	1,116,700	41,029,438
2006	85	21,240,221	249,900	6	13,582,700	2,263,700	34,822,921
2007	75	15,709,231	209,500	3	2,599,060	866,400	18,308,291
2008	73	14,183,414	194,300	4	9,572,944	2,393,200	23,756,359
2009	43	9,607,304	223,400	1	3,524,000	3,524,000	13,131,304
2010	81	15,413,219	190,300	1	911,000	911,000	16,324,429
2011	63	13,415,340	212,900	3	6,800,000	2,266,700	20,215,340
2012	74	19,242,688	260,000	5	7,966,560	1,593,300	27,209,248

Table 10 shows the value of new building improvement permits in the Township for 2005 through 2012.

Table 10
Structure Improvement Permits
Grand Rapids Charter Township
2005-2012

Year	Residential Permits	Total Residential Value	Average Cost Per Housing Unit	Commercial Permits	Total Commercial Value	Average Cost Per Commercial Building	Total Improvements Value
2005	104	2,939,648	28,300	35	4,582,708	130,900	7,522,356
2006	94	2,668,819	28,400	91	5,466,073	60,100	8,134,892
2007	96	2,495,884	26,000	62	7,015,521	133,200	9,511,405
2008	61	1,418,128	23,200	31	7,366,141	237,600	8,784,269
2009	63	1,852,626	29,400	46	4,859,962	105,700	6,712,588
2010	69	2,142,723	31,100	32	4,614,921	144,200	6,457,044
2011	63	1,712,202	27,200	62	5,653,254	91,200	7,365,456
2012	67	1,758,445	26,200	49	2,119,623	43,300	3,878,068

SIGNIFICANT TOWNSHIP LAND USE CHANGES AND OTHER TOWNSHIP APPROVALS SINCE 2007

2008

- The DAR (Herkner Village) Planned Unit Development was approved.
- The Courthouse at Knapp's Corner Planned Unit Development was approved.
- The Meijer Gardens special land use was amended to permit various improvements in the facility.
- Amendments in the Celadon New Town Planned Unit Development were approved.
- Changes in the special land use for Orchard Hills Swim and Sports Club were approved.
- The property at 4081 Cascade Road was rezoned from C-2 Suburban Office to C General Commercial.
- A special land use was approved for Aquinas College for student housing to be located in an existing building.
- The Catholic Secondary Schools special land use was amended to permit various improvements in the facility.
- The Meijer Gardens special land use was amended to impose further limitations on outdoor events.
- A transfer of Township funds to complete the Leonard/Crahen/Forest Hill Trail was approved.
- An ordinance to continue the Township Planning Commission under the terms of the Michigan Planning Enabling Act was adopted.

2009

- An expansion of the Winterwood Site Condominium was approved, to include additional lands in the site condominium.
- The zoning ordinance was amended to add provisions relating to mineral resource removal, condominiums and other land uses.
- An ordinance to establish a manufactured housing community district under the terms of the zoning ordinance was adopted.
- The Celadon New Town Planned Unit Development was amended to authorize various improvements in the development.
- A temporary moratorium on the consideration of certain changeable copy signs and billboards was approved.

2010

- An ordinance to regulate the use of sidewalks and pedestrian pathways in the Township was adopted.
- Amendments in the Catholic Secondary Schools special land use were approved, with respect to off-street parking, signage and other matters.
- An ordinance amending the sign chapter of the zoning ordinance was adopted.
- The Forest Hills Office Park Planned Unit Development was amended for additional parking, landscaping and other matters, as to the parcel at 618 Kenmoor Avenue.
- The Meijer Gardens special land use was amended to authorize the construction and use of a greenhouse.
- The Meijer Gardens special land use was amended to authorize improvements in the existing ampitheater, including an increase in seating capacity, a larger parking area, landscaping, an improved entrance and other matters.
- An amendment in the Comprehensive Plan for lands at the southwest corner of Cascade Road and Forest Hill Avenue, changing the land use designation from residential to neighborhood commercial PUD was approved.
- An agreement for the use, occupancy and management of Township property on Reeds Lake was entered into by the Township and the Woodcliff Park Association.

2011

- A parcel of land at the southwest corner of Cascade Road and Forest Hill Avenue was rezoned to neighborhood commercial PUD for a proposed Walgreens Pharmacy.
- The rezoning of a parcel of land at 1515 East Beltline Avenue to the PUD-3 District for the Early Advantage Daycare Center was adopted.
- A special land use for ITT Technical Institute to renovate and re-use an existing building in the C Commercial District at 1612 Four Mile Road, in the Northtown Shopping Center, was approved.
- The rezoning of a parcel of land on East Beltline Avenue for the Rainbow Child Development Center was approved.
- A special land use was approved for a church building and site for Ada Bible Church on a parcel of land in the SR Suburban Residential District at 3953 Knapp Street.
- The final preliminary site condominium plan for Lakes at Knapp North and the site plan for Lakes at Knapp South (now Balsam Waters) were approved.
- A memorandum of understanding between the Township and Aquinas College to regulate the Aquinas College weir, affecting water levels in Reeds Lake and Coldwater Creek, was entered into.
- The Sunshine Community Church special land use was amended to permit the replacement of an existing ground sign and the installation of a new sign at the Four Mile Road entrance to the church property.
- The final preliminary site condominium plan of The Preserve at Arbor Hills was approved.

2012

- The Meijer Gardens special land use was amended to authorize the development of the Richard and Helen DeVos Japanese Garden, consisting of gardens, a pond, waterfalls, and other amenities.
- The final preliminary site condominium plan of Balsam Waters was approved.
- The final preliminary site condominium plan of Cielo Site Condominium was approved.
- The Comprehensive Plan was amended to revise the land use designation for the former Lifestyle Center Planned Unit Development lands at East Beltline Avenue and Three Mile Road, as applied for by Rainier Investments, for the proposed Spectrum Health facility.

- Chapter 22A of the Township zoning ordinance, establishing the Health Care and Commercial/Residential Uses Mixed-Use PUD District (HC-PUD) was adopted.

- A special land use was approved for Aquinas College to establish college student housing at 1903 Robinson Road.

- An ordinance was adopted to establish the Forest Hills Center Planned Unit Development, located at the southeast corner of Forest Hill Avenue and Ada Drive.

- Ordinances amending the Township zoning ordinance regarding signs and outdoor dining at eligible restaurants were adopted.

- An ordinance was adopted establishing the Spectrum Health Planned Unit Development on the former LC-PUD lands on East Beltline Avenue, south of Three Mile Road.

- Expenditures for the construction of sanitary sewer and water main in Three Mile Road and Dunnigan Avenue were approved.

- A special land use for Milestones Daycare Center at 4519 Cascade Road was approved.

2013

- The final preliminary site condominium plan for the Copperwood North Site Condominium was approved.

- A special land use was approved for the renovation and use of an existing building by Cornerstone University at 300 East Beltline Avenue, for University purposes.

- A zoning ordinance amendment establishing revised and additional provisions for temporary outdoor commercial sales was adopted.

- The Township Board adopted a Capital Improvements Plan for the Township.

- The Township Board adopted an updated Township Park and Recreation Plan.

- The Township Board considered amendments in the Celadon New Town PUD, including an increase in the residential component of the development.

CHAPTER 3

GOALS, POLICIES AND STRATEGIES

This Chapter supplements and brings up to date the Goals, Policies and Strategies set forth in Chapter 3 of the 2007 Comprehensive Plan with respect to residential, commercial, office and other uses, and also pertaining to parks and recreation, environmental issues and public facilities and services. The category headings below are the same as those in Chapter 3 of the 2007 Plan. Only the matters noted below are changes in, additions to or deletions from the text of Chapter 3.

RESIDENTIAL

The Goals, Policies and Strategies stated in the 2007 Plan continue unchanged.

SENSE OF COMMUNITY

Goal No. 1, referring to a location for a Township Center, which would include shops, open spaces and civic facilities such as a Township hall and library, is deleted.

Goal No. 2, referring to the study of the implications of the Township incorporating as a village or city, is deleted.

COMMERCIAL AND OFFICE

The Goals, Policies and Strategies stated in the 2007 Plan are continued, except that the second sentence of Strategy No. 3, pertaining to the development plan for Plainfield Avenue as prepared by the Corridor Improvement Authority is deleted, inasmuch as the development plan has been adopted.

PARKS AND RECREATION

The goals and strategies stated in the 2007 Plan are continued, except that Strategy No. 3, for the development of sidewalk and pathway construction standards and maintenance provisions is deleted, because the Township has since adopted a sidewalk and pathway ordinance.

In addition, the Township should continue to plan for and develop Crahen Valley Park, for passive recreation purposes, on the large tract of scenic land on Leonard Street, at the north end of Crahen Avenue.

ENVIRONMENTAL

The Goals, Policies and Strategies stated in the 2007 Plan are continued, except that Strategy No. 1, for the adoption of a wetlands protection ordinance for those wetlands not regulated by the State of Michigan, is deleted, inasmuch as preservation of the small wetlands in the Township has been largely successful, through the efforts of property owners and as a result of wetland protection provisions included in various development approvals by the Township.

PUBLIC FACILITIES AND SERVICES

The Goals stated in the 2007 Plan are continued, except that Goal No. 4 is deleted, and is replaced by revised Goal No. 4, stated below. The Policies stated in the 2007 Plan are continued, with the addition of Policy No. 9, stated below.

Goals

Replace Goal No. 4 as follows:

4. Provide a transportation system which takes into account the need for a network of north-south and east-west streets for local traffic, in view of the locations in the Township of East Beltline Avenue, Highway I-96, Highway I-196, and the local-travel limitations resulting from the locations of bridges across the Grand River.

Policies

Add the following:

9. Engage the Michigan Department of Transportation and the Kent County Road Commission, along with adjacent townships and cities, to plan for better street access to and from the highway system in the Township. Review predominant travel patterns to and from the major street system, schools and points of commerce to ensure that residents and visitors have efficient means of traveling to destinations in and outside of the Township. Explore long-term opportunities for a Knapp Street off-ramp from Highway I-96, improved access to East Beltline Avenue from Highway I-96, additional bridge crossings of the Grand River and improved connectivity for both Crahen Avenue and Leonard Street, to ease the traffic burden on existing East Beltline access points.

CHAPTER 4

LAND USE ANALYSIS

This Chapter supplements and brings up to date Chapter 4 of the 2007 Plan. The headings in the text below are the same as those in Chapter 4 of the 2007 Plan. Only the matters noted below are changes in, additions to or deletions from the text of Chapter 4.

UTILITIES

Table 11
Water and Sewer Accounts
Grand Rapids Charter Township
2012

Utility	Accounts
Water Only:	550
Sewer Only:	146
Both Water and Sewer:	3456
Total Accounts:	4152

City of Grand Rapids Water Department

STREETS AND TRAFFIC

Impacts of Residential Development. This Section is unchanged, except the second paragraph shall read as follows:

As of July 1, 2013, the Kent County Road Commission had certified 22.7 miles of County primary roads and 10.84 miles of County local roads in the Township. Many residential developments are served by private roads.

Impacts of East Beltline Development. No changes.

Road Improvements. Revise as follows:

The following road improvements in the Township have been completed since 2007:

- A new off-ramp from eastbound Highway I-96 to westbound Fulton Street (M-21) was constructed and opened to traffic.
- Widening of Knapp Street east of the East Beltline
- Widening of Leonard Street east of the East Beltline
- Widening and improvement of Forest Hill Avenue, south of Fulton Street.

The Michigan Department of Transportation has planned several projects which would improve expressway access for the Township. Some of the proposed improvements would involve major construction and expenditures, and there is no indication as to when funding might be available. It is assumed that the major I-96 improvements would not occur for many years. Similarly, the long-range plan by MDOT to construct a third through lane in East Beltline Avenue in each direction from north of Knapp Street, south to Fulton Street, is not expected to occur for many years, in view of continuing highway-funding limitations.

Traffic Counts. No changes in the first two paragraphs.

Delete the remainder of the text under this heading.

Table 12 shows Kent County Road Commission traffic counts in the Township from 2009 through 2012.

Table 12
Average Daily Traffic Counts at Selected Locations
Grand Rapids Charter Township
2009-2012

Street Name	Location		2009	2010	2011	2012
Dean Lake	North of 4 Mile	NB			4001	
Dean Lake	North of 4 Mile	SB			3884	
Dean Lake	South of 4 Mile	NB			5094	
Dean Lake	South of 4 Mile	SB			5634	
3 Mile	West of Dean Lake	EB			3277	
3 Mile	West of Dean Lake	WB			3182	
3 Mile	East of Bird	EB	6953			
3 Mile	East of Bird	WB	3720			
3 Mile	West of Dunnigan	EB	1935			
3 Mile	West of Dunnigan	WB	2168			
3 Mile	East of McGuire	EB				796
3 Mile	East of McGuire	WB				802
Dunnigan	South of 3 Mile	NB	443			
Dunnigan	South of 3 Mile	SB	392			
Knapp	West of Leffingwell	EB				5628
Knapp	West of Leffingwell	WB				5502
Knapp	West of Dunnigan	EB		6781		
Knapp	West of Dunnigan	WB		10697		
Knapp	East of Dunnigan	EB				7676
Knapp	East of Dunnigan	WB	5685			
Knapp	East of McGuire	EB			4854	
Knapp	East of McGuire	WB			4612	
Leffingwell	South of Knapp	NB				3718
Leffingwell	South of Knapp	SB				3103
Leffingwell	South of 3 Mile	NB	1782			
Leffingwell	South of 3 Mile	SB				
Leonard	West of Crahen	EB	2678			
Leonard	West of Crahen	WB	1467			3632
Crahen	North of Fulton/M-21	NB			4464	
Crahen	North of Fulton/M-21	SB			4479	
Forest Hills	South of Fulton/M-21	NB	4560			
Forest Hills	South of Fulton/M-21	SB	4972			
Forest Hills	South of Cascade	NB		8570		
Forest Hills	South of Cascade	SB		5520		
Ada	East of Forest Hill	EB			2778	
Ada	East of Forest Hill	WB			3268	
Cascade Rd	East of East Paris	EB	12784			
Cascade Rd	East of East Paris	WB	14851			
East Paris	South of Cascade Rd.	EB				10393
East Paris	South of Cascade Rd.	WB				9682
East Beltline	North of 3 Mile	NB		14185		
East Beltline	North of Knapp	NB		20905		
East Beltline	North of Leonard	NB		22892		
East Beltline	North of Fulton	NB		23865		
East Beltline	North of Cascade	NB		21378		

RECENT TRENDS IN LAND USE

The 2007 Comprehensive Plan described the Township as a community "comprised primarily of single-family dwellings on individual lots." Likewise, the Township may still be described today as substantially a community of single-family homes, even though some significant non-residential development has occurred in recent years.

The Township continues to be a very desirable community in which to live, to raise families and to enjoy the benefits of good schools, cultural institutions, parks and recreation areas, convenient shopping opportunities, effective local government and other qualities of life available in the Township and in the area.

The following are some of the residential developments that have been approved in recent years: an expansion of the Winterwood site condominium on Leonard Street; amendments in the Celadon New Town Planned Unit Development at Knapp Street and Leffingwell Avenue; The Lakes at Knapp North residential development; the Balsam Waters residential development; The Preserve site condominium; Cielo site condominium; and the Copperwood North site condominium. As shown in Table 9, 676 building permits for new homes in the Township were issued from 2005 through 2012.

In addition to residential development, several other significant land uses have been approved and constructed in recent years, including the following:

- The Township and Kent County cooperated in the development of the Courthouse at Knapp's Corner Planned Unit Development, for the construction of a new courthouse for 63rd District Court, on a portion of lands owned by the Township adjacent to the Township hall and park complex at East Beltline Avenue and Knapp Street.

- The Spectrum Health Planned Unit Development was established on lands formerly zoned in the Lifestyle Center Planned Unit Development on East Beltline Avenue, south of Three Mile Road. The project includes a large outpatient healthcare facility; other lands in the Planned Unit Development remain available for complementary uses in future years.

- A new retail center was built at Forest Hill Avenue and Ada Drive, upon Township approval of the Forest Hill Center Planned Unit Development.

- The Meijer Gardens and Sculpture Park continued to enhance its cultural attractions, including new buildings and gardens and an enlarged outdoor amphitheater.

- The Northtown Shopping Center on Plainfield Avenue added additional uses in separate buildings on the property.

- Aquinas College, Cornerstone University and Catholic Secondary Schools added to or improved their respective facilities.

- Other new buildings include Ada Bible Church on Knapp Street; a Walgreens pharmacy on Cascade Road at Forest Hill Avenue; and three child daycare centers: the Early Advantage Daycare Center and Rainbow Child Development Center, both on East Beltline Avenue, and Milestones Daycare Center on Cascade Road.

With the development of the Spectrum Health Planned Unit Development on the east side of East Beltline Avenue, south of Three Mile Road, nearly all of the significant land parcels with frontage on the East Beltline have now been developed for commercial, office, educational, cultural or institutional uses. Most of these buildings and other facilities were approved under the terms of the Township's several planned unit development districts. This has enabled the Township to plan for and bring about an attractive north-south corridor through the Township, by careful control of building locations, landscaping, safe and convenient entry and exit points, signage, off-street parking areas and other features. These efforts have led to a successful and well-functioning corridor, offering a variety of opportunities for Township residents and the traveling public, as well as special destinations for visitors.

The predominant residential character of the Township is expected to continue. Though the southeasterly and northwesterly portions of the Township are well developed for single-family homes, significant land areas in the northeasterly portion of the Township remain available for additional home sites. It seems likely that the Township population will continue to grow and that increasing numbers of homes will be built.

REGIONAL INFLUENCES

No changes.

ADJACENT COMMUNITIES

No changes.

REVISED AND UPDATED MAPS

Included in the Appendix A are maps of the Township, showing various types of current land use.

CHAPTER 5

FUTURE LAND USES

This Chapter replaces Chapters 5 and 6 of the current Comprehensive Plan. The Chapter identifies various types of land uses that should at appropriate times in the future be carried out in specified areas of the Township. In some cases, the proposed types of land use are identical to current uses, especially in those parts of the Township that are fully developed or where re-development for other uses seems unlikely. In other cases, the proposed future uses are of a different or contrasting nature, based on anticipated changes in local conditions or other influences affecting land use. Other proposed uses arise as a result of particular Township goals or policies.

As will be noted in the text, the Chapter summarizes current types of land uses in identified areas of the Township, and thereby provides the factual background for future land use designations. As to the significant portions of the Township that are fully developed, or nearly so, the future land use recommendations are primarily for the continuation of current uses. As to other areas of the Township, where redevelopment for complementary or contrasting uses is likely or desirable, the recommendations address potential uses more specifically.

Future Land Uses

The Future Land Use Map (Map 1 in the Appendix) establishes five different future land use areas, consisting of contiguous geographical areas of the Township, as shown on the Map. These areas are identified as follows:

- the East Gardens Area;
- the Legacy Area;
- the Northeast Rural Area;
- the Orchard Highlands Area; and
- the Southeast Cultural Area.

These five areas are described in this Chapter, and the types and nature of current land uses in each area are summarized as well. Following the current land use summaries, the proposed types of future land uses are noted, and in some cases other recommendations or observations as to future land uses are included.

East Gardens Area

Description

The East Gardens Area extends from East Beltline Avenue on the west to the east Township boundary with Ada Township, and from Knapp Street on the north to Fulton Street on the south. It is the largest of the five future land use areas, and includes all of Sections 13 and 14 and parts of Sections 12, 23, 24, 25 and 26.

This area is predominantly in use for single-family residential purposes, and it includes some other land uses commonly associated with residential uses, such as school buildings, park and recreation lands and the like. Along the lands immediately adjacent to East Beltline Avenue are significant public and cultural uses, together with office, commercial and mixed-use developments.

Current Residential Land Uses

The East Gardens Area includes many residential developments and neighborhoods, among them the following:

1. **Between Fulton Street on the South and Michigan Street on the North.**

   (a) The Orchards, a very large residential development, is located on the east side of Crahen Avenue and includes most of the land between Fulton Street on the south and Michigan Street on the north.

   (b) The Aspen Trails Condominiums are located on the north side of Fulton Street, between Crahen Avenue on the east and East Lake on the west.

   (c) White Hills is located on the north side of Fulton Street and consists of homes located along White Hills Avenue and Clearview Street.

   (d) The Hamptons and Bridgewater, two large single-family residential developments, are located on the north side of East Fulton Street between White Hills on the east and Highway I-96 in the west, south of the Grand Rapids and Eastern Railroad.

   (e) Saddleback Village is located between Michigan Street on the north and the Orchard Hills Swim and Sports Club on the south, on the west side of Crahen Avenue.

2. **Between Michigan Street on the South and Knapp Street on the North.**

(a) Bradford Farms is located at the southeast corner of Bradford Street and Crahen Avenue.

(b) Many individual residential parcels are located south of Bradford Street, between the east and west Township boundaries.

(c) Whitewood Farms is located on the east side of Crahen Avenue, north of the Lincoln School property.

(d) Bradford Hollow and Bradford Greens are located on the north side of Bradford Street, west of the Grand Rapids Golf Course; individual residential parcels are located along the south side of Leonard Street, east of Frederick Meijer Gardens and Sculpture Park.

(e) Catamount, an especially large residential development, is located on the south side of Knapp Street, near the east Township boundary, and extends south for about half the distance between Knapp Street and Leonard Street.

(f) Winterwood, on the north side of Leonard Street, is located between Crahen Valley Park on the east, and it extends westerly to the area of the Forest Hills Northern schools campus on the west.

(g) Eaglecrest, a large mixed-use development, includes a residential development between East Beltline Avenue on the west and the Forest Hills schools campus on the east, on the north side of Leonard Street.

(h) Flowers Mill and Flowers Crossing are located east of the Township Hall and Park complex, south of Knapp Street.

(i) Many individual residential parcels are located along the south side of Knapp Street, including homes in the area bounded by Knapp Street on the north and Knapp Court on the south.

Current Public, Educational and Cultural Land Uses; Public and Private Recreation Areas

The East Gardens Area has some significant land areas devoted to public uses and to park and recreation uses, both public and private. Among these are the following:

1. Frederick Meijer Gardens and Sculpture Park comprises a 132-acre parcel on East Beltline Avenue at Bradford Street. It includes a five-story conservatory building with conference and meeting rooms and other amenities, as well as a 30-acre outdoor sculpture park. There are many types of outdoor gardens throughout the property. Established in 1995, the Gardens and Sculpture Park have been recognized as the second most-visited cultural destination in Michigan; the Sculpture Park has been ranked among the 100 most-visited art museums in the world.

2. The Grand Rapids Golf Course, under the ownership of the Meijer Foundation, is a public 18-hole golf course at the southwest corner of Leonard Street and Crahen Avenue; it extends westerly to the residential properties just east of Frederick Meijer Gardens.

3. Orchard Hills Swim and Sports Club, a private athletic club, is located on the west side of Crahen Avenue, just north of the Grand Rapids and Eastern Railroad.

4. Crahen Valley Park, a 205-acre passive-recreation area owned and currently being developed by the Township, is located on the north side of Leonard Street, adjacent to Winterwood on the west. The park has extensive forested areas, hills, swales, ponds and many scenic views throughout. Though the park will have limited picnic areas, trails, and similar amenities, most of the land will be preserved in its natural state. The park is perhaps the largest publicly owned nature preserve in reasonable proximity to the City of Grand Rapids.

5. Lincoln School, a special-education school operated by the Grand Rapids Public Schools on behalf of the Kent Intermediate School District, serves about 135 students and is located on a large parcel of land at the northeast corner of Bradford Street and Crahen Avenue.

6. The Forest Hills Northern public schools campus, is located on the north side of Leonard Street, adjacent to the east line of the Eaglecrest development. It includes Forest Hills Northern High School, Northern Hills Middle School, Northern Trails Fifth and Sixth Grades School and associated athletic grounds.

7. The Township Hall and Park complex is located on East Beltline Avenue, south of Knapp Street and extends easterly to the Flowers Mill development. It includes the Township Hall and fire station, athletic fields, tennis courts, a playground and other outdoor recreation amenities. The complex also includes the 63rd District Court building and associated off-street parking areas.

Current Commercial and Office Uses

The commercial and office uses within the East Gardens Area are located only along East Beltline Avenue and are fully developed. These include the office buildings within the Eaglecrest development and the Grand Ridge commercial development to the north, which includes a mix of retail, restaurant and office uses. There is a small office building area at the northwest corner of Frederick Meijer Gardens, on the south side of Leonard Street, as well as a branch bank building at the southeast corner of East Beltline Avenue and Knapp Street.

Future Land Uses

Nearly all of the East Gardens Area is zoned in the SR Suburban Residential District or under the terms of residential planned unit developments, except for commercial and office zoning for the lands along the east side of East Beltline Avenue and the special land use for Frederick Meijer Gardens. The residential uses within the area are almost entirely for single-family detached homes. Multi-family dwellings are not anticipated, except perhaps in selected locations having major street access. This predominant use of the area for single-family homes should continue.

For many years, the Township has taken care to approve more intensive land uses, such as office and commercial development, only on East Beltline Avenue properties.

Similarly, the non-residential uses located east of the East Beltline lands are those normally to be expected in a residential district, such as public and private schools, and also park and recreation uses which serve the neighborhood or other nearby areas.

While the Grand Rapids Golf Course continues to be operated, it is owned by the Meijer Foundation and so may be destined for uses other than a golf course at some future time. Nevertheless, any future development of the golf course land should be for residential uses or for potential non-residential uses that are readily compatible with the predominant residential character of the entire area.

Although there is a small office building at the southeast corner of East Beltline Avenue and Leonard Street, a more intensive use of this property, such as for commercial or retail uses, should not be contemplated. The East Beltline Avenue frontage land uses in this area should complement the adjacent or nearby Meijer Gardens and Sculpture Park.

The parcels along the East Beltline Avenue frontage from Leonard Street on the south to Knapp Street on the north are fully developed. Such redevelopment as may occur in the future could consist of a mix of office and appropriate commercial development, but any such redevelopment should be designed, laid out and constructed in a similar manner to the current development pattern, and should respect the residential uses on the lands immediately to the east.

Legacy Area

Description

The Legacy Area includes that part of the Township lying west of Highway I-96 and east of East Beltline Avenue; that part of the Township south of Cascade Road between East Beltline Avenue and the west Township line; and also the two triangular areas south of Fulton Street and west of East Beltline Avenue, bounded in part by Robinson Road and Cascade Road, adjacent to East Grand Rapids. Much of this area is zoned in the R-1 Single Family Residential District, and has been fully developed for many years with detached single-family homes on relatively small platted lots. There are, however, more recent commercial and office developments along East Paris Avenue and also some attached residential condominiums.

Current Residential Land Uses

The fully developed residential areas include the so-called Golden Triangle, extending west from East Beltline Avenue and located generally between Fulton Street on the north and Cascade Road and Robinson Road on the south, lying between the City of Grand Rapids on the north and the City of East Grand Rapids on the south. Likewise, the area east of East Beltline Avenue, between Fulton Street on the north and Cascade Road on the south, extending easterly to Cascade Hills Country Club and Porter Hills Presbyterian Village has been fully developed for many years, including the home sites around Hidden Lake.

South of Cascade Road and West of Cascade Hills Country Club are various long-established residential parcels fronting on Cascade Road. Further south, on the east side of East Beltline Avenue are newer condominium developments including Reeds Crossing and others, extending to the south Township line. West of East Beltline Avenue and extending west to the west Township line are the single-family homes along Reeds Lake Boulevard and other streets along and near the easterly part of Reeds Lake.

Extending south from Fulton Street and west of East Paris Avenue are the Porter Hills retirement community, Cascade Hills Country Club, the Cook Valley Estates retirement community, the Cascade Hills condominiums and single-family homes on somewhat larger parcels.

Current Commercial, Office and Other Uses

On the east side of East Paris Avenue, from the south Township line to the north are several commercial developments, including commercial and office developments on the north side of Cascade Road at I-96 and along Cascade West Parkway. South of Cascade Road, along the east side of East Paris Avenue, are a bank building, a medical office building and out-patient medical buildings, together with restaurant and retail uses.

It will be noted that the commercial, office and other more intensive uses in the Legacy Area have been located primarily on the east side of East Paris Avenue, with Cascade Hills Country Club, Porter Hills, Cook Valley Estates and similar uses providing a substantial buffer between these office and commercial uses and the long-established residential uses to the west.

There is an office building recently acquired by Cornerstone University at the southeast corner of East Beltline Avenue and the Grand Rapids and Eastern Railroad. A long-established single-family residence is located on a parcel at the northeast corner of East Beltline Avenue and Fulton Street.

Future Land Uses

As noted, the residential areas of the Legacy Area are substantially fully developed. Likewise, there are few, if any, remaining parcels along the east side of East Paris Avenue for additional office or medically related development. Lands adjacent on the north to Cook Valley Estates could be considered for additional retirement housing or for small-scale medical office uses, complementary to the more extensive medically related uses nearby. If the portion of the Cascade Hills Country Club golf course located on the south side of Cascade Road should be

considered in the future for a change in use, any such subsequent uses should be of a residential nature.

As noted above, the parcel at the northeast corner of East Beltline Avenue and Fulton Street is currently in use as a single-family home. If the parcel should be proposed for redevelopment, any future use should be of a residential nature, in view of the residential land uses adjacent on the east.

The Southeast Cultural Area

Description

The Southeast Cultural Area consists of that part of the Township lying south of Fulton Street and east of Highway I-96.

Current Residential Land Uses

More than half of this area is fully developed by the Forest Hills residential community and adjacent residential developments on the west and east sides of Forest Hill Avenue. Likewise, the Eastmont area south of Cascade Road, the Castle Hills area south of Cascade Road and east of I-96 and the residential lots between Cascade Road and Ada Drive, east of Forest Hill Avenue, have been fully developed for many years. Other residential areas include the single-family homes on the west side of Forest Hill Avenue, between Braeburn Street on the south and the Grand Rapids and Eastern Railroad on the north.

Current Commercial, Office and Related Uses

There are general commercial uses along both sides of Cascade Road, east of Forest Hill Avenue, and generally office and related uses along Cascade Road, west of Forest Hill Avenue. The Walgreen's store at the southwest corner of Cascade Road and Forest Hill Avenue is a recent addition. An office building development is located in the triangular area between Fulton Street on the north and the Grand Rapids and Eastern Railroad on the south, at the east Township line. There is a small undeveloped area on the east side of Crahen Avenue at the Fulton Street intersection zoned in the C-2 Suburban Office District, south of the Grand Rapids and Eastern Railroad.

There are several office buildings and medically related buildings located along Kenmoor Avenue, extending north from Cascade Road, along the east side of Highway I-96. The Heather Hills Retirement Center, the Forest View Psychiatric Hospital and medically related office buildings are located in the area south of Cascade Road and west of Forest Hill Avenue.

Cultural, Public and Recreational Uses

The Aquatic Center and Fine Arts Center of Forest Hills Public Schools are located on the east side of Forest Hill Avenue, north of Ada Drive, as is the Southeast YMCA building and site. The recreation area of the Forest Hills residential community is located just west of Forest Hill Avenue, south of Greenbrier Drive. That recreation area consists of a swimming pool, tennis courts and other neighborhood recreation facilities.

Collins Elementary School is located just south of Fulton Street, west of Greenbrier Drive. Other uses in the area include the Martin Cemetery and Graceland Memorial Park, both located on Cascade Road, and the Township fire station on Fulton Street at Crahen Avenue. There are churches on the south side of Fulton Street, west of Greenbrier Drive and at the northeast corner of Forest Hill Avenue and Ada Drive.

Future Land Uses

As noted, much of the Southeast Cultural Area has been fully developed for single-family homes for many years. The few vacant parcels of land are zoned in the R-1 Single Family Residential District, and if developed, they should be used for residential purposes.

The Cascade Road/Forest Hill Avenue intersection serves as a long-established boundary between the retail commercial uses on Cascade, east of Forest Hill, and the office and similar uses located west of Forest Hill, and this pattern should continue.

A new retail center on the south side of Ada Drive between Forest Hill Avenue and Delray Avenue has recently been completed. To the east of Delray Avenue and north of Cascade Road are many small lots, long established and developed as homes along Kirk Drive and Orlando Avenue, north of the commercial properties along Cascade Road and extending to the east Township line. The future redevelopment of a portion of this land, to provide further commercial opportunities could be considered if proposed in a redevelopment plan that would respect the residential and other viable uses along and near Ada Drive and that would provide convenient internal access from Cascade Road and/or Forest Hill Avenue.

The Northeast Rural Area

Description

The Northeast Rural Area comprises that part of the Township located north of Knapp Street and east of East Beltline Avenue. Except for the lands on the east side of East Beltline Avenue and some further development just to the east, it is the most sparsely settled portion of the Township.

Current Residential Land Uses

Mason Lake Estates is located east of Dunnigan Avenue and, more recently, the Balsam Waters and Waterleaf residential developments have been approved for an area north of Knapp Valley Drive and east of Maguire Avenue.

The northern part of the large Catamount residential development is located north of the east end of Knapp Court. The Shears Crossing residential area is located on the north side of Knapp Street, at the east Township line. Smaller residential areas are located on Shear Avenue and on private streets extending north of Three Mile Road. Many single-family homes are located along and near Hoag Avenue, between Three Mile Road and the north Township line. There is a large expanse of undeveloped land surrounding John Ball Lake in the southeast quarter of Section 2, on the north side of Three Mile Road, though wetlands and other topographic constraints may prevent any significant development at that location. Large undeveloped parcels are also located in Section 1, north of Three Mile Road.

All of the Northeast Rural Area located east of the East Beltline properties is zoned in the SR Suburban Residential District.

Current Commercial, Office and Other Land Uses

The East Beltline Avenue frontage in the Northeast Rural Area is substantially developed for a variety of uses including Sunshine Church; the Evergreen Lake Office Park and residential condos, the recently approved Spectrum Health medical complex and other developments. There are residential and undeveloped land parcels adjacent and south of the Spectrum Health complex, with frontage on the East Beltline.

The 80-acre Kent County Forest Preserve is located in Section 12, north of Knapp Valley Drive and south of Three Mile Road. Knapp Forest elementary school is located adjacent to the Forest Preserve on the south.

Future Land Uses

The lands on the west side of Dunnigan Avenue, from Knapp Street on the south to Three Mile Road on the north, adjacent in part to East Beltline frontage lands zoned in the Healthcare/Mixed-Use PUD, should be designated for residential use, in view of the residential uses long established along Dunnigan. If multi-family residential developments and/or non-residential uses are included in a PUD to the west, oriented to the Beltline, such uses should be well-distanced from Dunnigan, and well-buffered; access should be provided from the East Beltline side of the property. Such PUD developments on the East Beltline should not be approved with access points off Dunnigan except when fully justified in the public interest, not merely because of apparent convenience for East Beltline property owners or users.

The lands along the East Beltline and south of the recently approved medical and health-care complex could be considered for complementary mixed-use development, if well planned in relation to East Beltline Avenue access, internal street circulation and the residential lands to the east along Dunnigan Avenue. There is undeveloped land to the north of the Sunshine Church complex which could be approved for potential mixed uses such as residential, health services, or perhaps institutional uses that would complement the nearby church use or the Kuyper College campus across the Beltline.

The Orchard Highlands Area

Description

The Orchard Highlands Area consists of that part of the Township lying west of East Beltline Avenue, south of the Township line at Four Mile Road, and extending west to the west Township line and south to the south Township line. It includes lands on either side of Highway I-96 and extends as far west as Plainfield Avenue.

Current Residential Land Uses

Much of the area west of the frontage lands on East Beltline Avenue and north and south of Three Mile Road is fully developed in residential plats, including Whispering Pines, Kensington

Woods, Emerald Lake Gardens, Brandau Farm, Lenwood Hills and others. This area includes Emerald Lake, Perch Lake, and the south part of Dean Lake. The Windcrest multi-family development is located on the west side of the East Beltline, just south of the Kent Skills Center property.

Current Educational, Institutional and Public Land Uses

Orchard View Elementary School is located at the southeast corner of Leffingwell Avenue and Three Mile Road. Knapp Charter Academy and the Catholic Central athletic complex are located between Leffingwell Avenue on the east and I-96 on the west. There is a Township fire station on Three Mile Road, west of Leffingwell Avenue.

The Kuyper College campus is located on the west side of East Beltline Avenue, just south of the Robinette Apple Haus and Farm Market. The Provin Trails County Park is located at the southwest corner of Four Mile Road and Bird Avenue.

Current Commercial and Office Land Uses

The Universal Forest Products complex is located at the northwest corner of East Beltline Avenue and Three Mile Road. There is a small office building at the southwest corner of the intersection.

The extensive Celadon New Town development is located at the northeast corner of Knapp Street and Leffingwell Avenue; it includes residential dwelling units, retail spaces and live/work units.

At the far northwest corner of the Township, along and near Plainfield Avenue and Rupert Street is the most intensively developed commercial area in the Township, zoned in the C-2 General Commercial District. This area includes the extensive North Town Center commercial development, a small mobile home park and a variety of general commercial uses.

Future Land Uses

The vacant parcels south of Kuyper College could be considered as an expansion area for the College or for other complementary cultural, educational or institutional uses.. There are many small vacant lots, of limited depth, along the East Beltline frontage across from the recently approved medical and health-care complex; these could be considered for small-scale uses supportive of the medical and health-care uses, or for offices or service uses. The vacant East Beltline parcels at the north line of the Celebration Cinema development should be developed only as a planned unit development, perhaps of a mixed-use nature, including selected retail and service uses, office and institutional uses or some combination of compatible uses. The Northtown Center, located on the east side of Plainfield Avenue, has been partially redeveloped for commercial uses. Additional selective general commercial redevelopment of this large property should be encouraged.

Current Zone Districts Applicable to Each Future Land Use Planning Area

The Michigan Planning Enabling Act of 2008 provides for the types of land-use information and analysis that are to be addressed in a future land use plan. These include "an explanation of how the land use categories on the future land use map relate to the districts on the zoning map."

The Township is divided into seven conventional zoning districts:

- The SR Suburban Residential District
- The R-1 Single-Family Residential District
- The R-2 Medium Density Multi-Family District
- The R-3 Manufactured Housing Community District
- The C General Commercial District
- The C-1 Neighborhood Commercial District
- The C-2 Suburban Office District
  (The RR Rural Residential Zone is provided for in the Zoning Ordinance, but no lands are currently zoned in that District.)

In addition, there are nine planned unit development districts available for particular development projects, as follows:

- The PUD-1 Low Density Residential PUD District
- The PUD-2 Medium Density Residential PUD District
- The PUD-3 Medium Density Residential/Low Density Office PUD District
- The PUD-4 Low Density Office PUD District
- The PUD-5 Community Service PUD District
- The TC-PUD Town Center PUD District
- The NC-PUD Neighborhood Commercial PUD District
- The LC-PUD Lifestyle Center – Mixed-Use PUD District
- The HC-PUD Healthcare and Commercial/Residential Uses – Mixed-Use PUD District
  (The LC-PUD Lifestyle Center – Mixed Use PUD District is provided for in the Zoning Ordinance, but no lands are currently zoned in that district.)

The Zoning Ordinance and Zoning Map also include the North East Beltline Overlay District, which further regulates land uses on properties abutting or gaining access from East Beltline Avenue, between Highway I-96 on the south and the north Township line at Four Mile Road.

The following is a summary of the zone districts that are applicable to the current land uses in each of the future land use planning areas established in this Supplement No. 1; certain of these districts are also applicable to the recommended future land uses for each of the five future land use areas.

East Gardens Area

The SR Suburban Residential District
The R-1 Single-Family Residential District
The C-2 Suburban Office District
The PUD-1 Low Density Residential PUD District
The PUD-3 Medium Density Residential/Low Density Office PUD District
The PUD-4 Low Density Office PUD District
The TC-PUD Town Center PUD District

Legacy Area

The R-1 Single Family Residential District
The C-1 Neighborhood Commercial District
The C-2 Suburban Office District
The PUD-1 Low Density Residential District
The PUD-3 Medium Density Residential/Low Density Office District
The NC-PUD Neighborhood Commercial PUD District

Southeast Cultural Area

The R-1 Single-Family Residential District
The C General Commercial District
The C-2 Suburban Office District
The PUD-3 Medium Density Residential/Low Density Office PUD District
The PUD-4 Low Density Office PUD District
The NC-PUD Neighborhood Commercial PUD District

Northeast Rural Area

The SR Suburban Residential District
The R-1 Single Family Residential District
The C-1 Neighborhood Commercial District
The PUD-3 Medium Density Residential/Low Density Office PUD District
The PUD-4 Low Density Office PUD District
The HC-PUD Healthcare and Commercial/Residential Uses – Mixed Use PUD District

Orchard Highlands Area

The SR Suburban Residential District
The R-1 Single Family Residential District
The R-3 Manufactured Housing Community District
The C General Commercial District
The C-1 Neighborhood Commercial District
The C-2 Suburban Office District
The PUD-3 Medium Density Residential/Low Density Office PUD District
The PUD-5 Community Service PUD District
The NC-PUD Neighborhood Commercial PUD District

CHAPTER 6

IMPLEMENTATION OF THE PLAN

As noted in the Introduction, the Comprehensive Plan serves as the official guide for the future use, development and preservation of lands throughout the Township. If the Plan is faithfully followed, desirable locations for all types of land use applicable to the Township can be continued or made available. These will include areas for homes and neighborhoods, business enterprises, public parks and recreation areas, major and local streets, public utilities, cultural and educational opportunities, preservation of sensitive and scenic areas and other land uses that will continue to enhance the Township as a place to live, to raise families, to carry on business, to enjoy leisure time and to benefit from those enduring qualities that have come to characterize our Township.

The principal means of carrying forward the land-use recommendations of the Plan is the adoption, over time, of provisions in the Township's zoning ordinance that are intended to place into effect the various recommendations of the Plan for continuity of current uses or the encouragement of new patterns of development or preservation. To achieve the goals and objectives of the Plan and this Supplement, the following actions with respect to zoning ordinance provisions should be undertaken:

1. Consider repealing the RR Rural Residential District, inasmuch as no lands in the Township are zoned in the district.

2. Review the special land use provisions in the SR Suburban Residential District, as follows:

(a) Amend the special land use for "athletic grounds" by non-profit entities and others; add to Chapter 24 minimum provisions for the athletic grounds use.

(b) Consider adding a special land use covering for-profit private schools.

(c) Add minimum provisions in Chapter 24 on the following special land uses: schools and colleges; public and private parks; libraries, museums and galleries; country clubs and golf courses.

(d) Delete the special land use for solid-waste landfills.

3. Regarding the R-1 Low Density Single-Family District:

(a) Delete or limit the special land use for athletic grounds.

(b) Consider deleting the permitted use for farms and farming activities.

(c) Consider deleting some of the more extensive, potentially impacting special land uses, inasmuch as the R-1 District is the most restrictive residential district, with generally smaller parcels of land. (The special land uses listed in R-1 are the same as those in SR).

4. Review and consider changes in the C, C-1 and C-2 Districts.

5. Evaluate the nine planned unit development districts in the ordinance, and consider whether any of them can be deleted or combined.

6. Evaluate the North East Beltline Overlay District (Chapter 23) and consider whether changes are appropriate, in view of further development that has occurred along East Beltline Avenue since the adoption of the plan in 2007.

7. Consider whether a Lake Residential District, instead of the R-1 District, should be developed for the areas of small parcels along and near Reeds Lake.

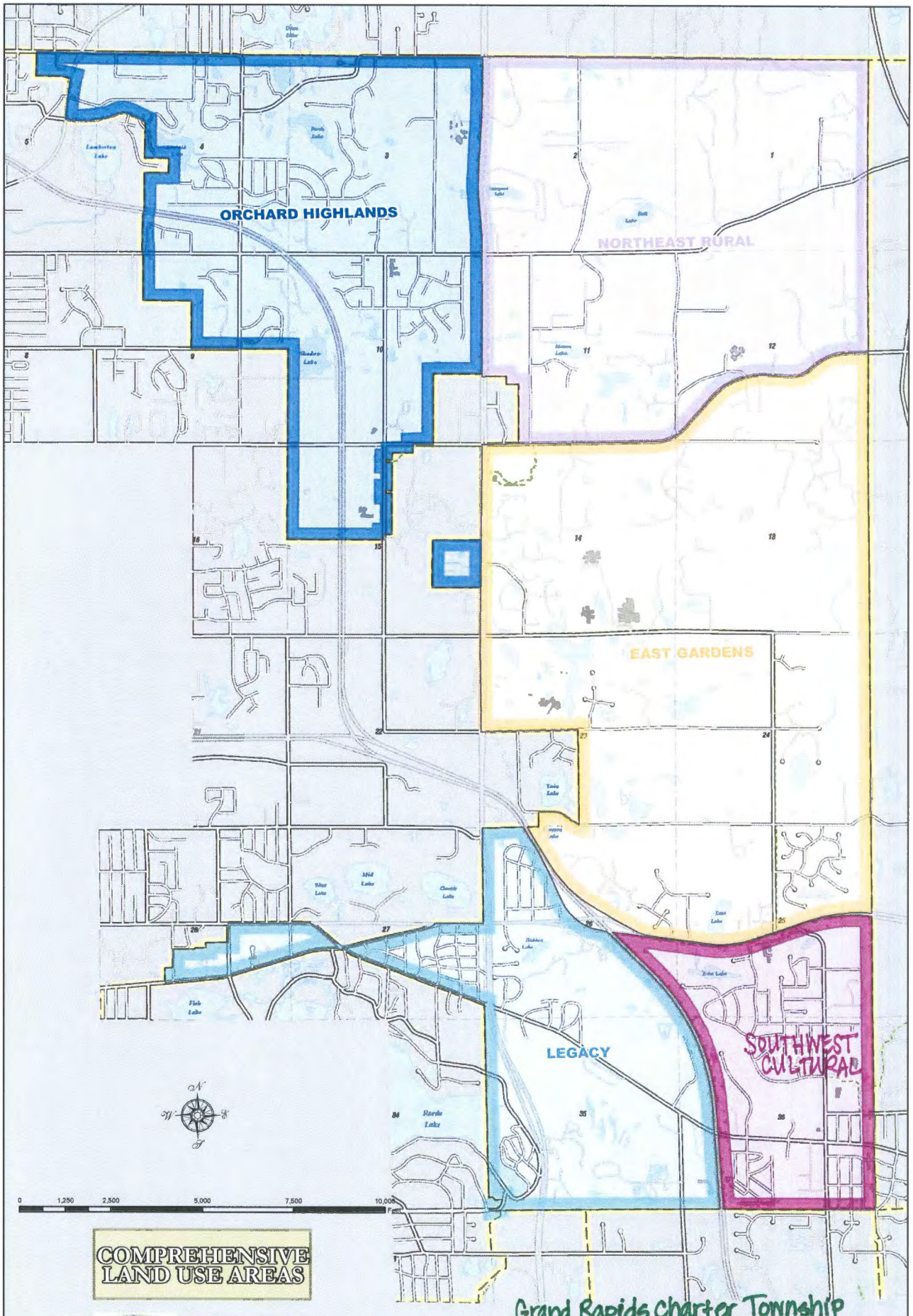
8. Consider adopting a planned unit development chapter that would provide for a mix of general commercial uses on large parcels, such as might promote redevelopment of the North Town Shopping Center property on Plainfield Avenue, for example.

The Plan and this Supplement should also be implemented by means of the following proposed actions:

1. The Township should support and implement the recently adopted Parks and Recreation Plan.

2. The Township should likewise support and implement the recently adopted Capital Improvements Plan.

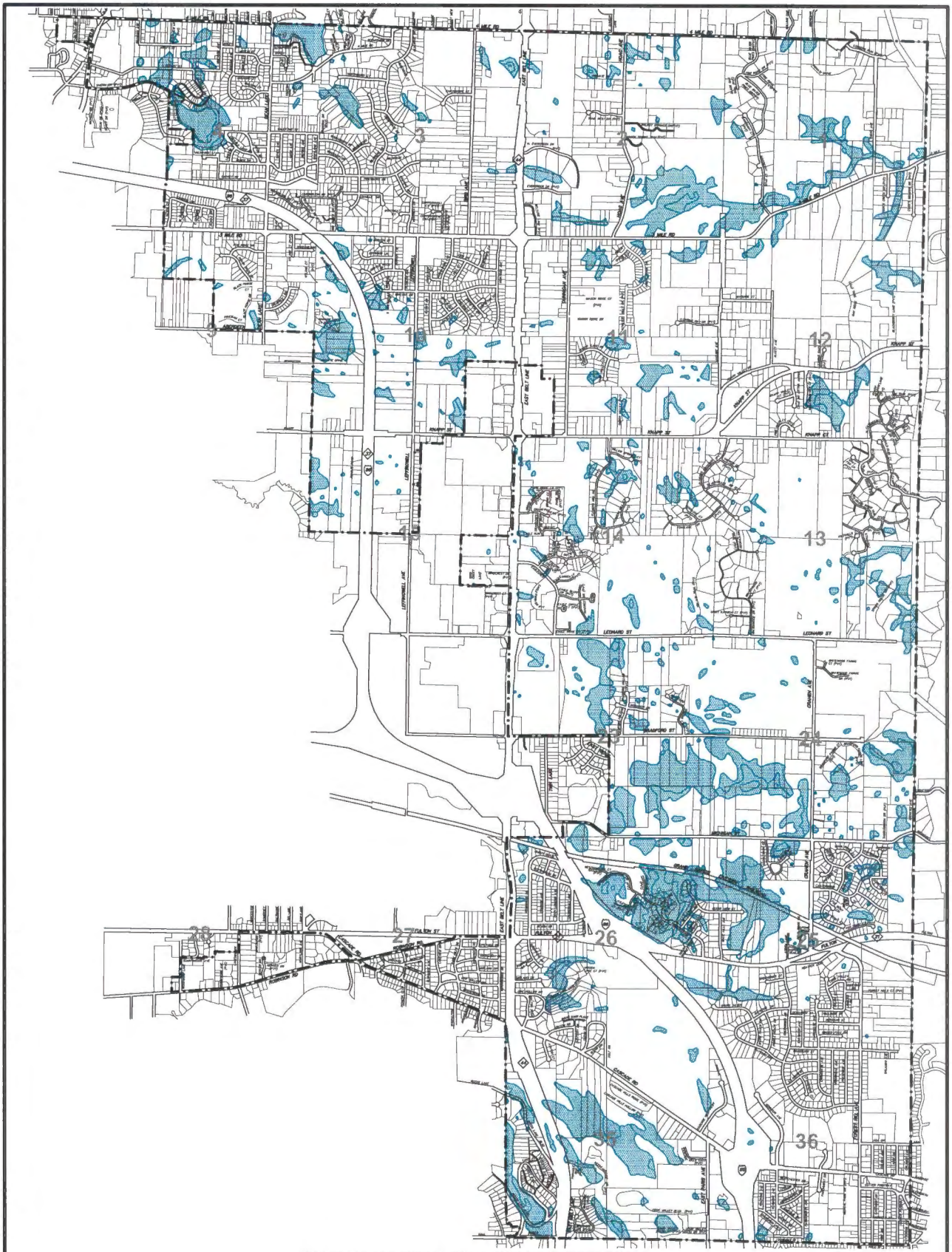
3. The Comprehensive Plan should next be updated, or a new Plan should be prepared, in 2017.



Grand Rapids Charter Township

COMPREHENSIVE LAND USE DISTRICTS

(Replaces 'Comprehensive Land Use Plan' 2007-2015)



GRAND RAPIDS CHARTER TOWNSHIP
WETLANDS INVENTORY MAP
Kent County, Michigan

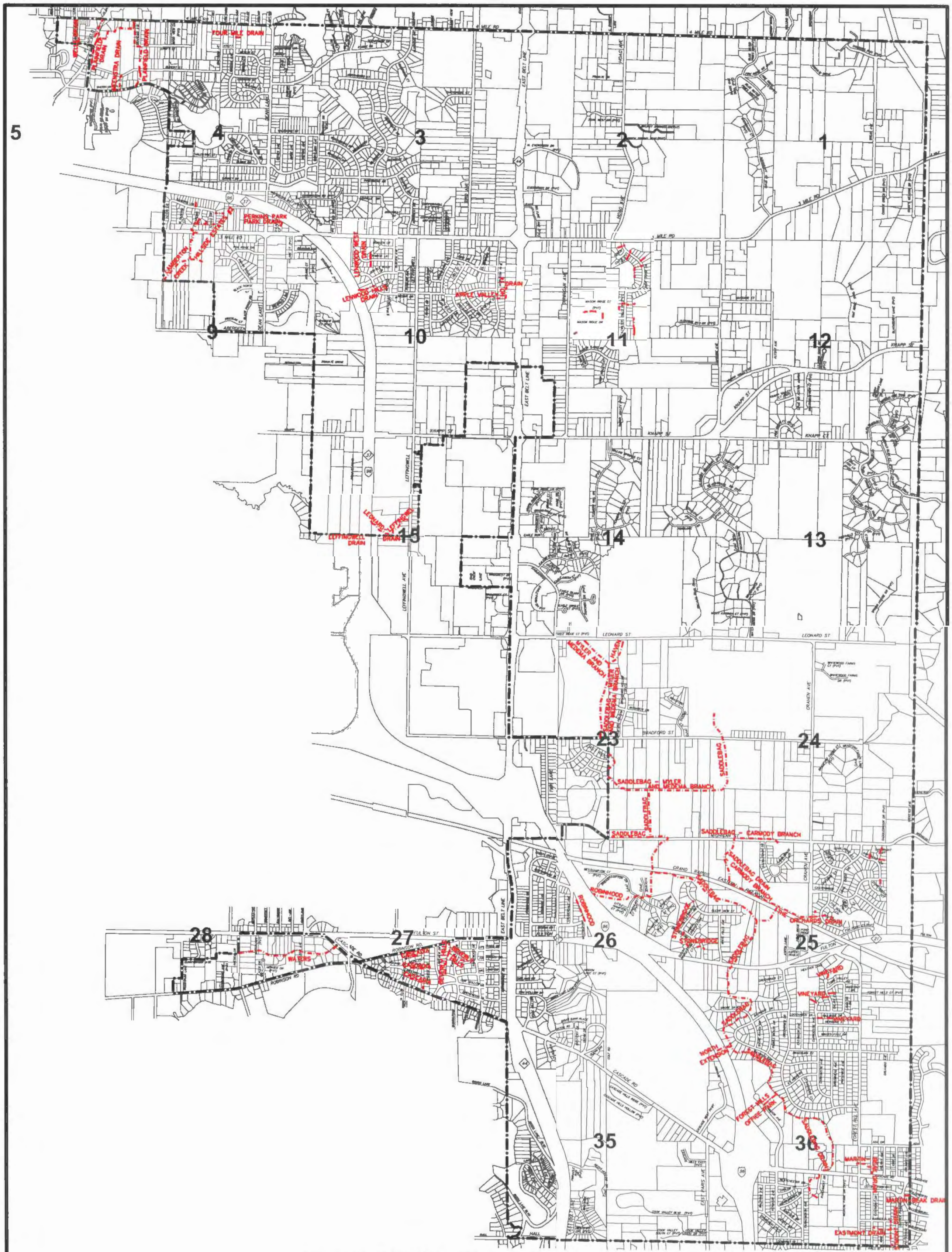
EXISTING WETLANDS

N

NO SCALE

MOORE & BRUGGINK, INC.
Consulting Engineers
2020 Monroe Avenue N.W.
Grand Rapids, Michigan 49505-6298
Phone: (616) 363-9801

R:\GRTWP\WETLANDS_PLT.dwg



GRAND RAPIDS CHARTER TOWNSHIP

DRAIN INVENTORY MAP

Kent County, Michigan

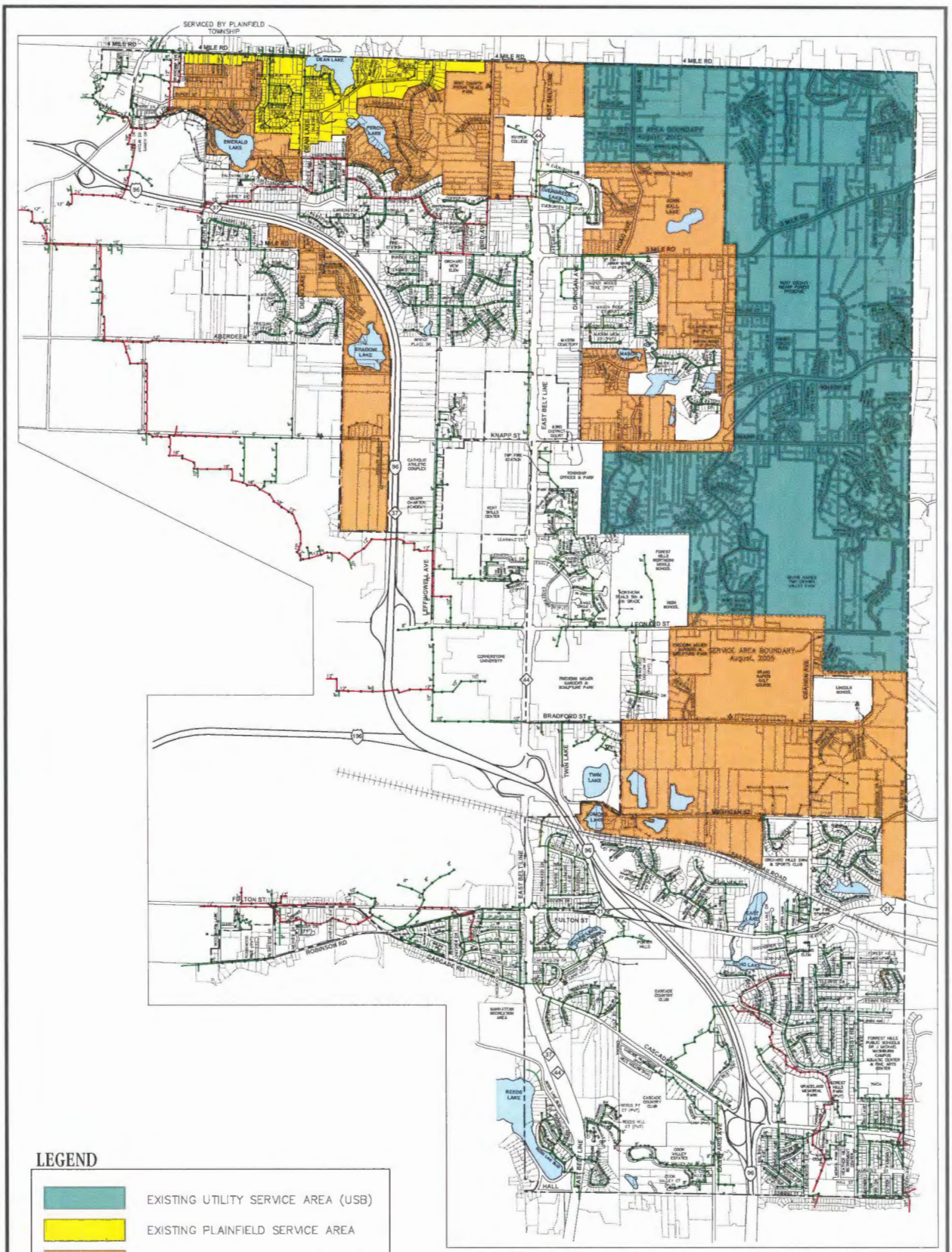
-·-·-·-·- EXISTING DRAINS

N

NO SCALE

MOORE & BRUGGINK, INC.
Consulting Engineers
2020 Monroe Avenue N.W.
Grand Rapids, Michigan 49505-6298
Phone: (616) 363-9801

R:\GRTWP\WETLANDS_PLT.dwg



LEGEND

- EXISTING UTILITY SERVICE AREA (USB)
- EXISTING PLAINFIELD SERVICE AREA
- PROPOSED CHANGE FROM USB TO UUB
- EXISTING SANITARY TRUNK SEWER (LESS THAN 12" DIAMETER)
- EXISTING COLLECTOR SANITARY SEWER (12" DIAMETER OR GREATER)
- EXISTING FORCEMAIN
- FUTURE SANITARY SEWER (APPROXIMATE LOCATION)
- FUTURE FORCEMAIN
- △ SEWAGE PUMPING STATION
- SERVICE AREA

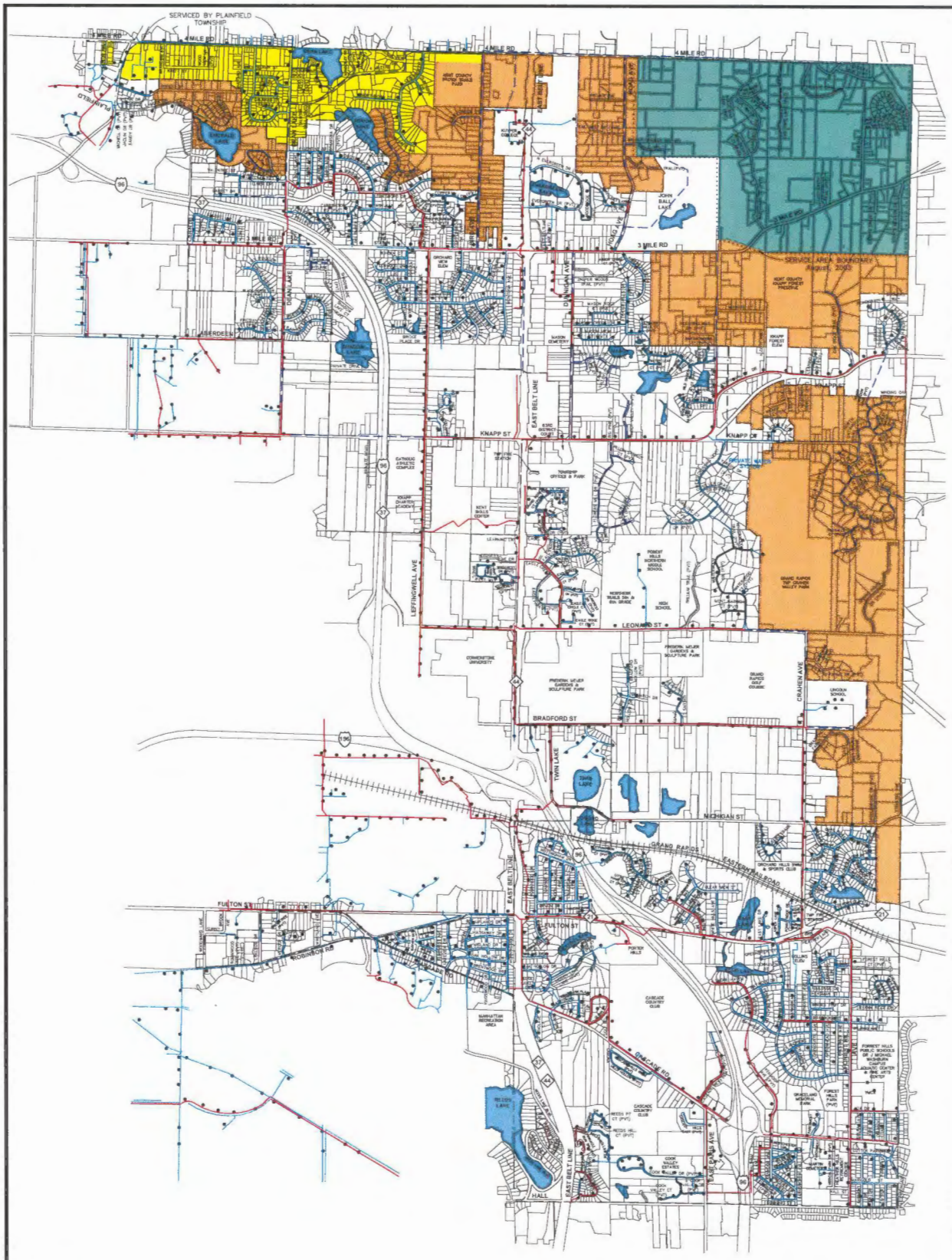
ALL SANITARY SEWERS ARE 8" DIAMETER UNLESS OTHERWISE NOTED

GRAND RAPIDS CHARTER TOWNSHIP
SANITARY SEWER ATLAS
Kent County, Michigan

N

SCALE: 1" = 1200'
September, 2013

MOORE & BRUGGINK, INC.
Consulting Engineers
2020 Monroe Avenue N.W.
Grand Rapids, Michigan 49505-6298
Phone: (616) 363-9801 Web: www.mbce.com



LEGEND

- EXISTING TRANSMISSION MAIN (12" DIAMETER OR LARGER)
- EXISTING DISTRIBUTION MAIN (LESS THAN 12" DIAMETER)
- FUTURE WATERMAIN
- SERVICE AREA
- EXISTING VALVE
- EXISTING HYDRANT
- EXISTING METER BOX

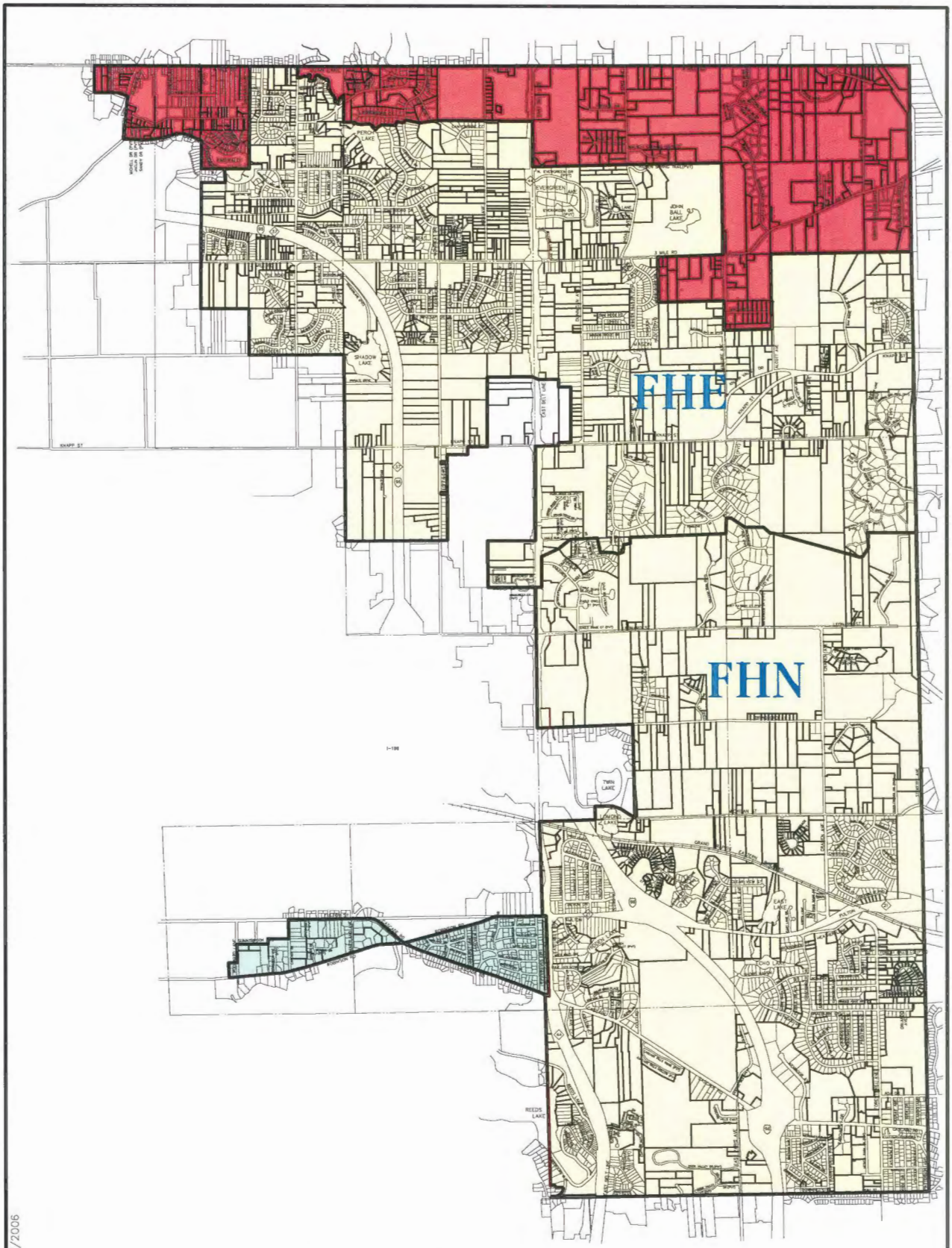
ALL WATERMAINS ARE 8" DIAMETER UNLESS OTHERWISE NOTED

GRAND RAPIDS CHARTER TOWNSHIP
WATERMAIN ATLAS
Kent County, Michigan

N

SCALE: 1" = 1200'
September, 2013

MOORE & BRUGGINK, INC.
Consulting Engineers
2020 Monroe Avenue N.W.
Grand Rapids, Michigan 49505-6298
Phone: (616) 363-9801 Web: www.mbce.com



GRAND RAPIDS CHARTER TOWNSHIP
SCHOOL DISTRICT MAP
Kent County, Michigan

SCHOOL DISTRICT LEGEND

- FOREST HILLS
  - Forest Hills Northern - FHN
  - Forest Hills Eastern-FHE
- NORTHVIEW SCHOOLS
- EAST GRAND RAPIDS

N

NO SCALE

MOORE & BRUGGINK, INC.
Consulting Engineers
2020 Monroe Avenue N.W.
Grand Rapids, Michigan 49505-6298
Phone: (616) 363-9801

R:\GRTWP\BASE\school_dist.dwg 12/8/2006

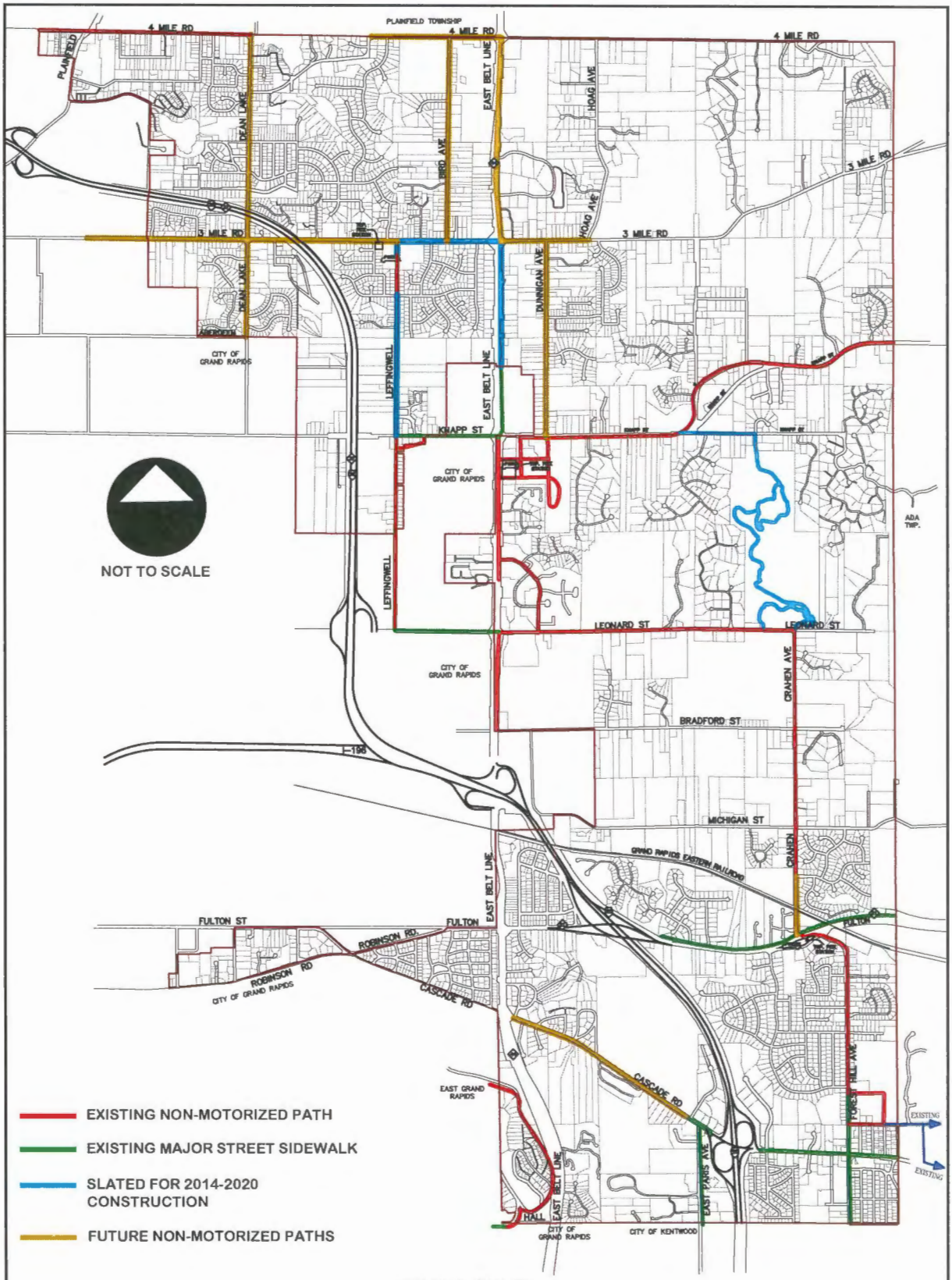
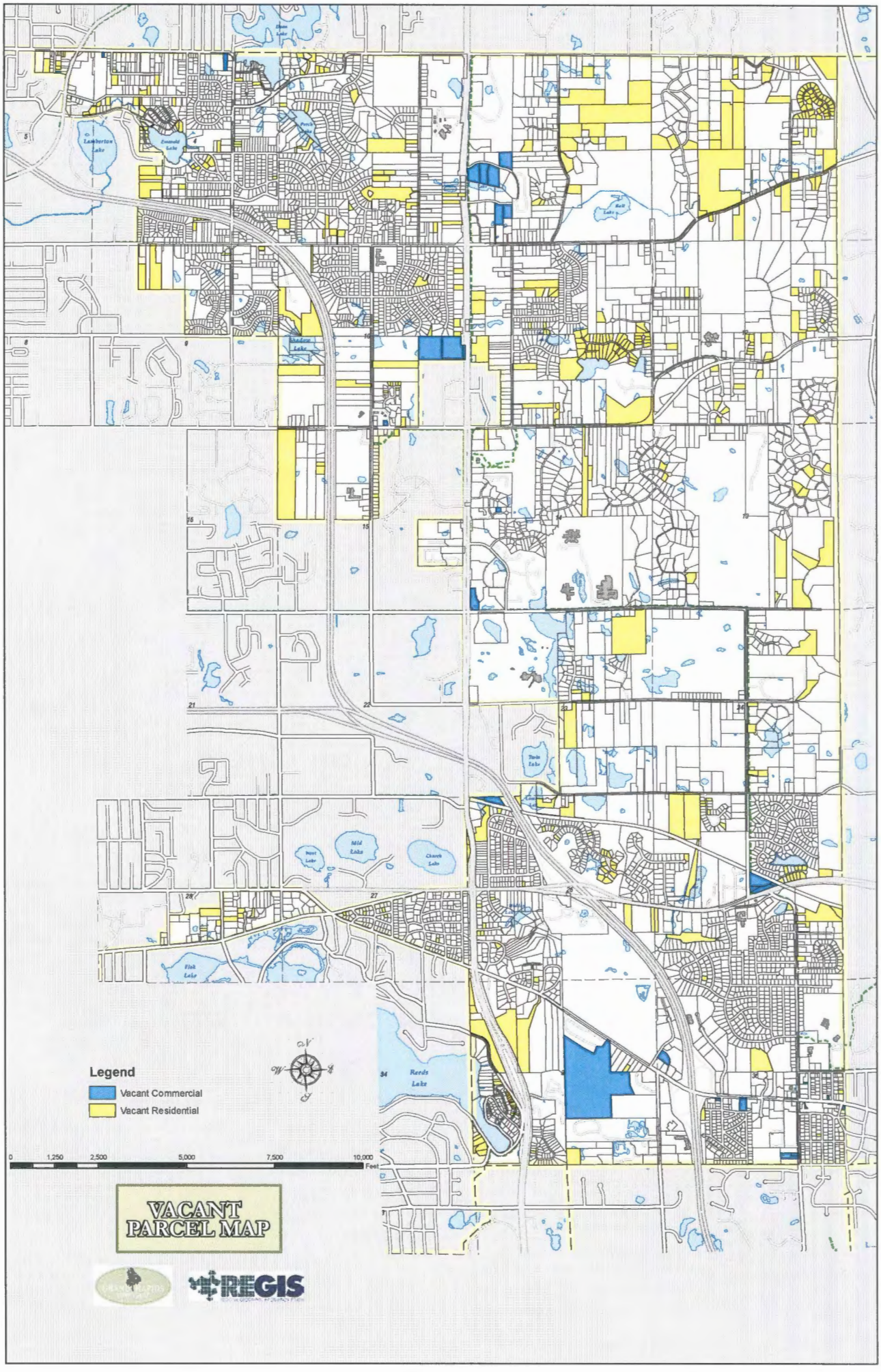
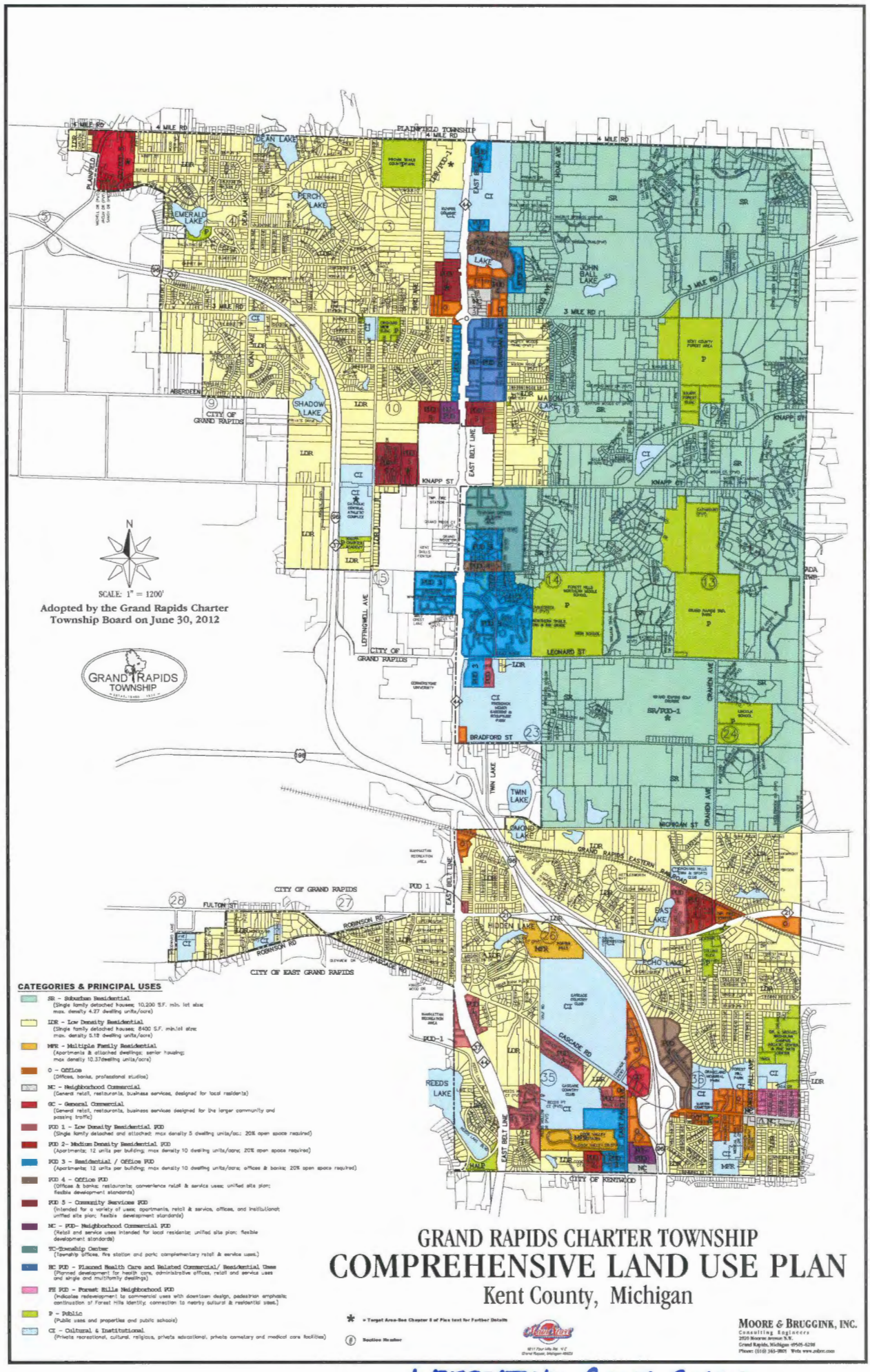


FIGURE 1
EXISTING & FUTURE NON-MOTORIZED RECREATIONAL TRAIL MAP
GRAND RAPIDS CHARTER TOWNSHIP
Kent County, Michigan
AUGUST 2013

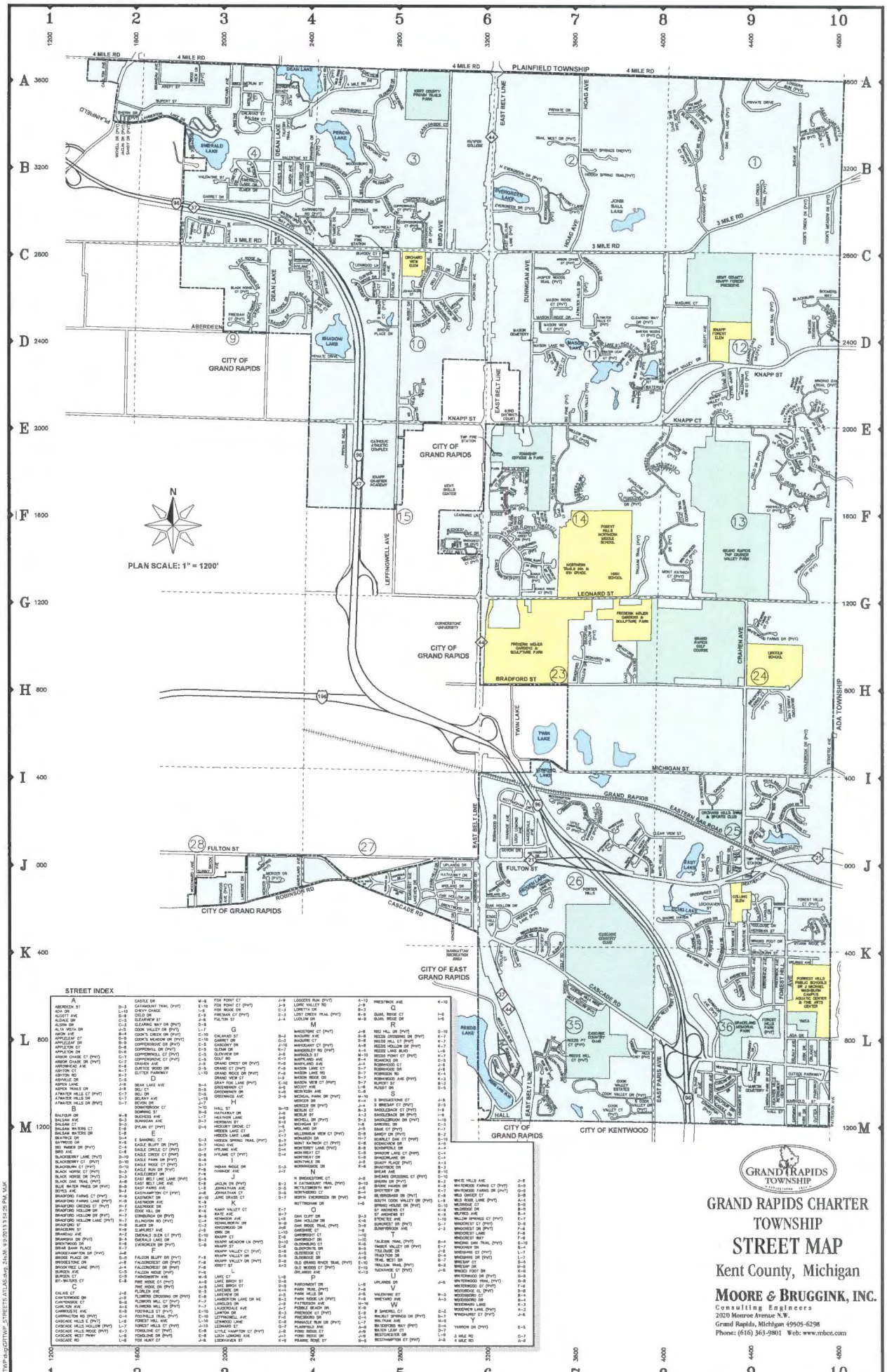

Legend
Vacant Commercial
Vacant Residential
0
1,250
2,500
5,000
7,500
10,000
Feet
VACANT PARCEL MAP
REGIS



GRAND RAPIDS CHARTER TOWNSHIP
COMPREHENSIVE LAND USE PLAN
Kent County, Michigan

MOORE & BRUGGINK, INC.
Consulting Engineers
2020 Monroe Avenue N.W.
Grand Rapids, Michigan 49505-6298
Phone: (616) 363-9801 Web: www.mbinc.com

* EFFECTIVE 2007-2013 *



GRAND RAPIDS TOWNSHIP

GRAND RAPIDS CHARTER TOWNSHIP STREET MAP

Kent County, Michigan

MOORE & BRUGGINK, INC.
Consulting Engineers
2020 Monroe Avenue N.W.
Grand Rapids, Michigan 49505-6298
Phone: (616) 363-9801 Web: www.mbce.com

R:\GRTWP\Plotg\GRTWP_STREETS_ATLAS.dwg, 24x36, 10/3/2013 3:51:25 PM, MJK