



City of Walker Planning Commission Agenda
Wednesday December 3rd, 2014 at 7:00 PM
Walker City Commission Chambers – 4243 Remembrance Rd., N.W.

1. Call the meeting to order
2. Review minutes from November 19th, 2014 regular meeting
3. General Public Comment: This provision is made to encourage the expression of questions and concerns regarding non-public hearing items and issues *not on the agenda*. Speakers are asked to identify themselves by name and address. A maximum time of 5 minutes per person is requested.
4. Case 14-675: Walkerview Development – Public Hearing

Applicants RDG Walker LLC, Moore & Bruggink, Dreamstage LLC, Dreamstage II LLC and Medical Properties Investment Company request the following actions:

- A **master plan amendment** for 238.5 acres of land generally located north of I-96, east of Walker Avenue, south of 4 Mile Road and west of Bristol Avenue. The master plan amendment would change the future land use designation for 24 existing lots from VCE – Village Center Entertainment to Highway Commercial – Office, Light Industry and Heavy Industry.
- **Amendment** of the North Ridge Drive East **Precise Plat**, which was adopted as Ordinance No. 09-574.
- **Rezoning** of 90.1 acres within the subject 238.5 acres of land from MPUD – Mixed Use Planned Unit Development to ML – Light Industrial.

❖ The application and associated material are available for review on the City of Walker website.

5. Commissioner and Staff Update
6. Adjournment



Case 14-675: Walkerview Development Staff Report

To: City of Walker Planning Commissioners

From: Frank Wash, AICP, PCP

Date: November 25, 2014

Applicant Information

The Walker Planning Commission will conduct a **public hearing** on Wednesday, December 3rd, 2014, beginning at 7:00 p.m. in the Walker City Commission Chambers, 4243 Remembrance Rd., N.W. Applicants RDG Walker LLC, Moore & Bruggink, Dreamstage LLC, Dreamstage II LLC and Medical Properties Investment Company request the following actions:

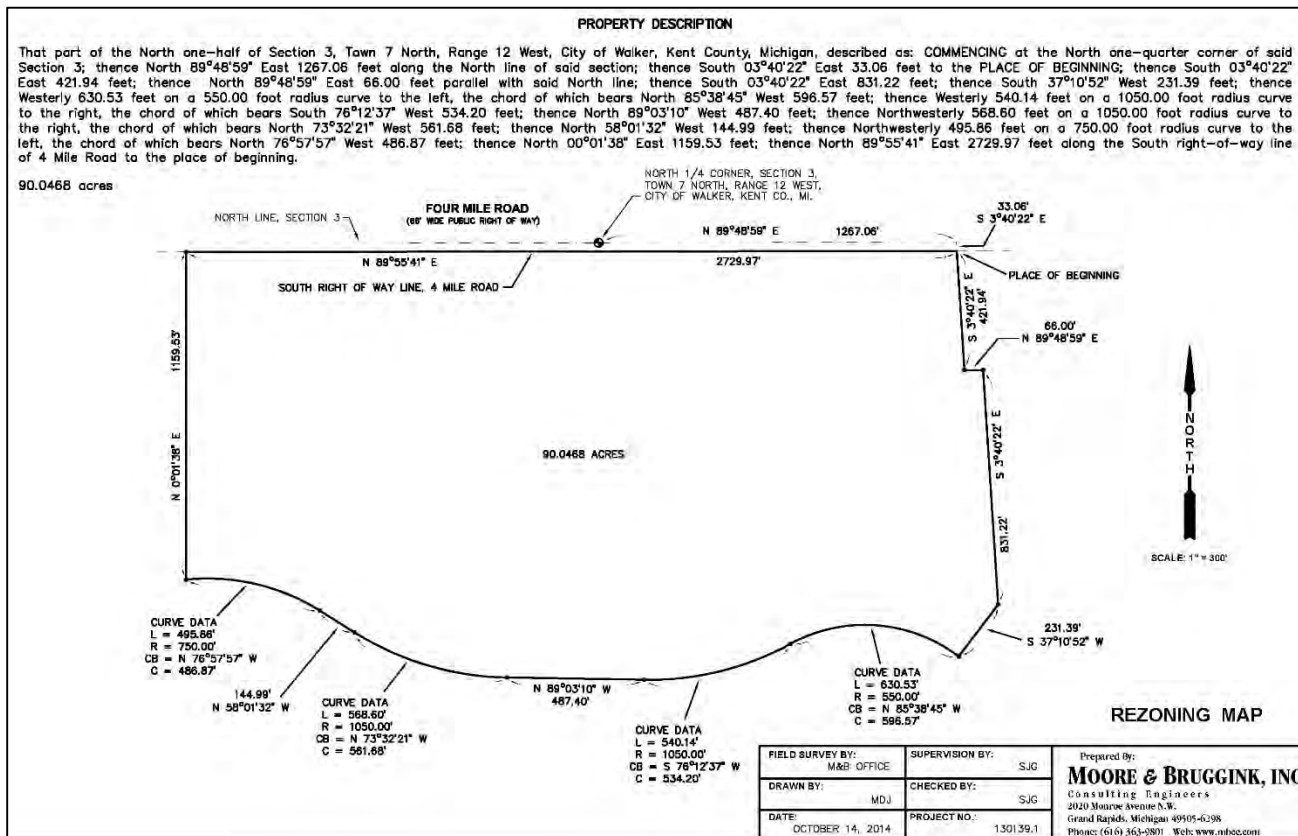
- 1) A **master plan amendment** for 238.5 acres of land generally located north of I-96, east of Walker Avenue, south of 4 Mile Road and west of Bristol Avenue. The master plan amendment would change the future land use designation for 24 existing lots from VCE – Village Center Entertainment to Highway Commercial – Office, Light Industry and Heavy Industry. The 24 existing lots are identified as follows:

Property Address	Parcel Number	Owner
3460 Walker Avenue NW	41-13-03-100-002	RDG Walker LLC
3480 Walker Avenue NW	41-13-03-100-022	RDG Walker LLC
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3180 Walker View Drive NW	41-13-03-176-004	Dreamstage II LLC
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3165 Bristol Avenue NW	41-13-03-430-005	RDG Walker LLC
3167 Bristol Avenue NW	41-13-03-430-003	Moore & Bruggink
3211 Bristol Avenue NW	41-13-03-200-008	RDG Walker LLC
3125 Bristol Avenue NW	41-13-03-430-004	Moore & Bruggink
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2190 4 Mile Road NW	41-13-03-100-024	RDG Walker LLC
1922 4 Mile Road NW	41-13-03-200-002	RDG Walker LLC

- 2) **Amendment** of the North Ridge Drive East **Precise Plat**, which was adopted as Ordinance No. 09-574.

- 3) **Rezoning** of 90.1 acres of land from MPUD – Mixed Use Planned Unit Development to ML – Light Industrial, per the following “Property Description”:



All three of these requested actions require public hearings. The 12-3-14 agenda will allow the applicants to introduce their development project. The public hearing will allow residents and citizens an opportunity to provide initial feedback on the project. The planning commission can begin the review-and-discussion process with the applicants, residents and citizens.

The proper public notifications and mailings have been completed according to Michigan law for this public hearing and the project file contains all applicable records.

Staff Analysis and Recommendations

The following comments are based on the content of the project application to date, which includes the following:

- 1) The Walker Planning Commission application
- 2) The "Proposed Land Use Master Plan" sheet 1 of 1
- 3) The "Rezoning Map" which contains a property description and survey...but is somewhat difficult to locate on the Proposed Land Use Master Plan.

This information is quite preliminary in nature and therefore, my comments will set the stage for the evolution of this project as the applicants provide more detailed plans and proposals.

This site has a long history of attempted mass development. A regional commercial mall was proposed in the late 1990's but was never built. The Orchard Park / Cabela's mixed use project underwent a long and complex review process from 2006 until 2009 but any approvals granted have

long since expired and that project is considered dead. The property holdings apparently went up for foreclosure sale and the Walkerview applicants purchased the land.

These next comments will address the specific application requests for the Walkerview Development project.

Item 1: Precise Plat Amendment

Background: I have attached Walker Ordinance No. 09-574 to this report. This is the official adoption of the North Ridge Drive East Precise Plat. Note that a legal description and survey are part of this Ordinance. Northridge Drive is platted out to extend from Walker Avenue east to Bristol Avenue and then east / north to the intersection of 4 Mile Road and Cordes Avenue, where a new traffic signal was recently installed.

The original intent behind Ordinance No. 09-574 is still very relevant. Northridge Drive will eventually link Fruitridge Avenue to Walker Avenue to Bristol Avenue to the intersection of Cordes and 4 Mile Road. This route will serve as a major city street, moving industrial traffic and other business and resident vehicles. Properly located and designed feeder streets and intersections will connect into Northridge Drive. Traffic loading will be spread in this manner, hopefully avoiding unreasonable future congestion on 4 Mile Road.

Issue: The Walkerview “Proposed Land Use Master Plan” sheet and the ‘Rezoning Map” both show Northridge Drive in a different location than the official precise plat.

Recommendation: **These changes can be accommodated** provided that the applicants supply proposed legal descriptions and surveys for Northridge Drive between Walker Avenue and Bristol Avenue. The intersections with both Walker Avenue and Bristol Avenue must match those in Ordinance No. 09-574. The engineering specifics of the proposed Northridge Drive location and dimensions must be verified by the applicant’s engineer and City Engineer Scott Conners regarding geometric and topographical details.

Item 2: Master Plan Amendment

Background: Walker officially adopted Sub Area #1 in 2006 as an amendment to the 1998 Master Plan. This amendment was closely linked to the defunct Orchard Park / Cabela’s project. The VCE – Village Center Entertainment future land use category was applied to the area now included in the Walkerview Development project. Please see the attached REGIS map. All Master Plan documents can be found on the Walker website..

Issue: The Walkerview “Proposed Land Use Master Plan” sheet differs significantly from the Sub Area #1 master plan. Most of the site is proposed for industrial uses, which does not match with the Sub Area #1 future land use plan or text. A significant area is proposed for “Highway Commercial / Office” and that also can be viewed as inconsistent with the Sub Area #1 master plan.

Recommendation: I have not assumed that Walker is interested in amending the Sub Area #1 master plan document. **This should be the focus of the public hearing on 12-3-14.**

If the planning commission decides to initiate the master plan amendment process consistent with the Walkerview “Proposed Land Use Master Plan,” then a motion should be made directing staff to begin the process according to the standards of the Michigan Planning Enabling Act.

I will recommend that Sub Area #1 be expanded to include the triangular area west of Walker Avenue and north of Northridge Drive, which was previously called the “Walker Wedge.” This is a small but significant collection of lots that are limited by the Indian Mill Creek floodplain and electrical transmission towers. The Walker Wedge lots are important due to their transitional nature to adjacent residences plus the difficulties inherent to improving the existing intersection of 4 Mile Road and Walker Avenue.

Note that we should not ignore the area east of Bristol Avenue, which was adopted as Sub Area #3B – Bristol East via a master plan amendment in 2007. This sub-area includes 217 acres of vacant land, including the English Hills Golf Course, and is directly impacted by the North Ridge Drive East Precise Plat ordinance.

Item 3: Rezoning of 90.1 Acres to ML – Light Industrial

Background: Consistent with the approved Sub Area #1 master plan amendment, all of the lots included in the Walkerview Development application were rezoned to MPUD – Mixed Use Planned Unit Development from 2006-07. Please see the attached REGIS map. These rezonings were tied to the defunct Orchard Park / Cabela’s project.

Issue: The Walkerview Development applicants request that 90.1 acres south of 4 Mile Road be rezoned to ML – Light Industrial. This is not consistent with the current Sub Area #1 master plan. This is also a significant departure from the current MPUD zoning, which does not allow industrial uses.

Recommendation: **I do not recommend granting a non-PUD rezoning within the borders of the Walkerview Development project.** This is a large, greenfield site that is situated in a transitional / border area, which makes the application of PUD zoning absolutely essential.

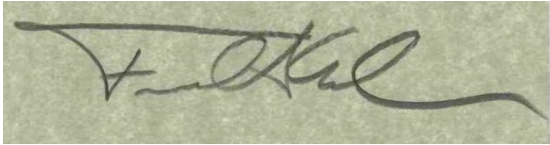
My recommendation is to direct the applicant to provide separate legal descriptions and surveys for the areas shown as “Highway Commercial/Office” and “Light/Heavy Industry” on the Proposed Land Use Master Plan sheet. These legal descriptions and surveys would serve as the starting point for rezoning the two respective areas to CPUD – Commercial Planned Unit Development and IPUD – Industrial Planned Unit Development.

Final Thoughts

This is a large and complex project with many technical details that remain to be resolved. Joint planning has been initiated with MDOT, the Kent County Road Commission, The Right Place, Alpine Township and the City of Grand Rapids regarding public water, public sanitary sewer, stormwater management, traffic studies, grants, road and intersection improvements, easements, master plan edge matching and individual site plan details, etc.

The comments and recommendations offered in this report should help to develop a logical path towards sound decisions for the Walkerview Development project.

Thank you for the opportunity to review and comment on this important application.

A handwritten signature in dark ink on a light green textured background. The signature is cursive and appears to read 'Frank Wash'.

Frank Wash, AICP, PCP
Assistant City Manager / Community Development Director

CC: Walkerview Development Applicants
Walker City Commissioners and City Manager



City of Walker

Engineering Department

MEMORANDUM

TO: Frank Wash, AICP, Asst. City Manager/ CDD Director

FROM: Scott Conners, P.E., City Engineer

DATE: November 25, 2014

RE: Rockford Construction – Walker Avenue Property Rezoning

As we look at the rezoning for this property we should direct the Planning Commission to begin thinking about some issues that will accompany the future land use on the property. Very basic development questions, but important to begin thinking about nonetheless.

1. Stormwater Management – Portions of the site may have challenges based on the topography, previous brownfield status, and poor soils. Coordinating a comprehensive stormwater management plan will be an important part of an overall PUD or land use plan.
2. Watermain and Fire Protection – The developer will be required to fund a 16" watermain connection from Walker Avenue to Bristol along the Northridge alignment. The connection should be made in one phase. Concurrently, the city is working on plans for a new water tank south of 4 Mile Road that will boost fire flow pressures and improve the system efficiency. These items will need to be addressed in a development agreement as plans are firmed up for this area.
3. Transportation – The Northridge connection to Bristol has been planned with a precise plat. A traffic study should be generated to look at each land use and to project traffic flows and patterns. Careful attention will have to be paid to the potential of truck traffic and the prohibition of such traffic on Bristol. Additionally, individual users in this area can have a significant impact on this study based on their exact use and their mix of trucks and employee parking. This will require special attention and we should request as much detail as we can in projecting potential users and their unique travel patterns.

There will be many other issues to consider but these three topics will need to be considered early and often in reviewing the future of this site.

I'll plan to be in attendance at the December 3rd Planning Commission meeting to listen to the developer's presentation and assist the Planning Commissioners in their review of the rezoning request.

cc: Rachell Nagorsen, Engineering Programs Coordinator
Robert Walker, Deputy Director of Fire Operations



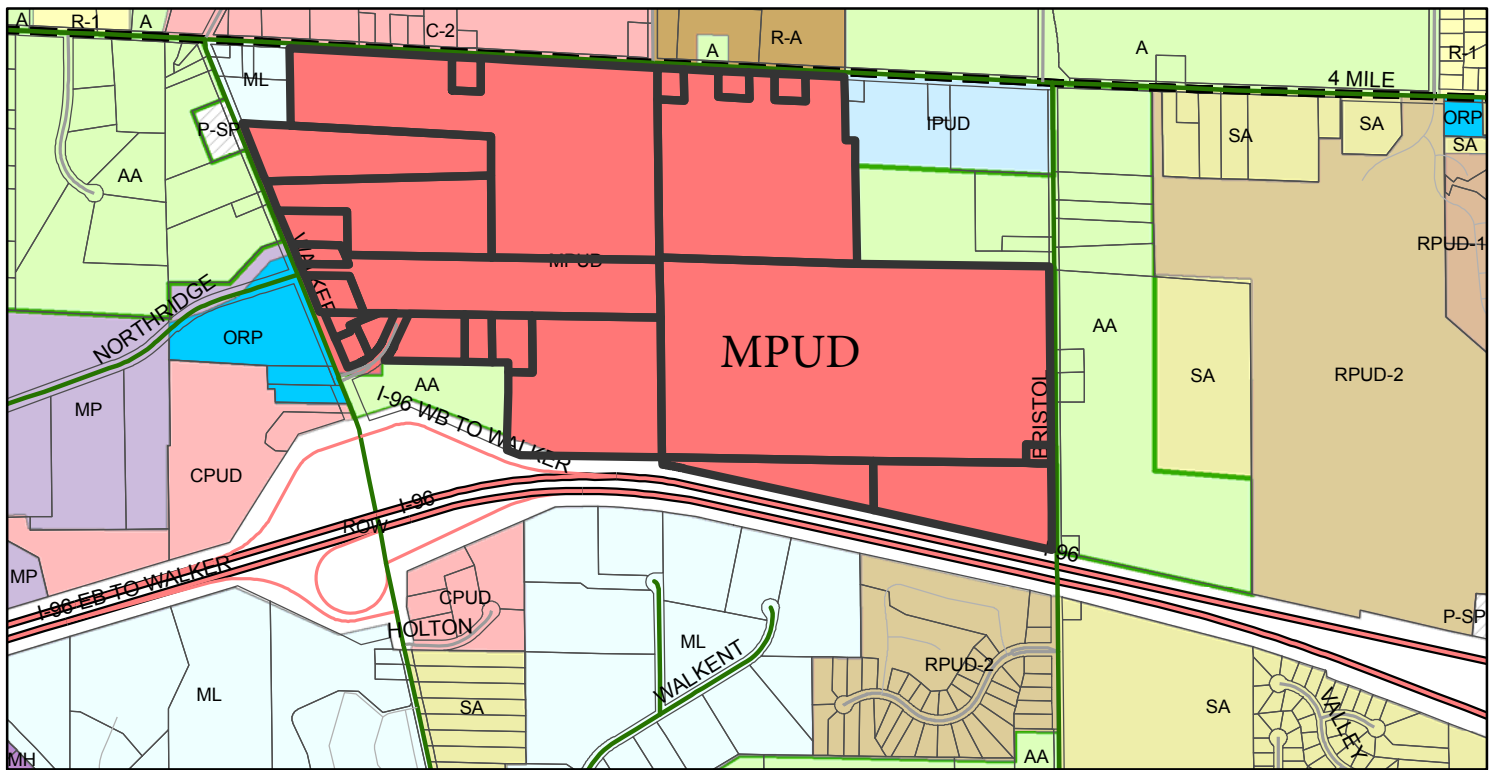
The area outlined and shaded in red is the exterior boundary of the lots involved with the Walkerview project. Please ignore the blue pushpins. We are using a new program. The aerial image is from 2014.



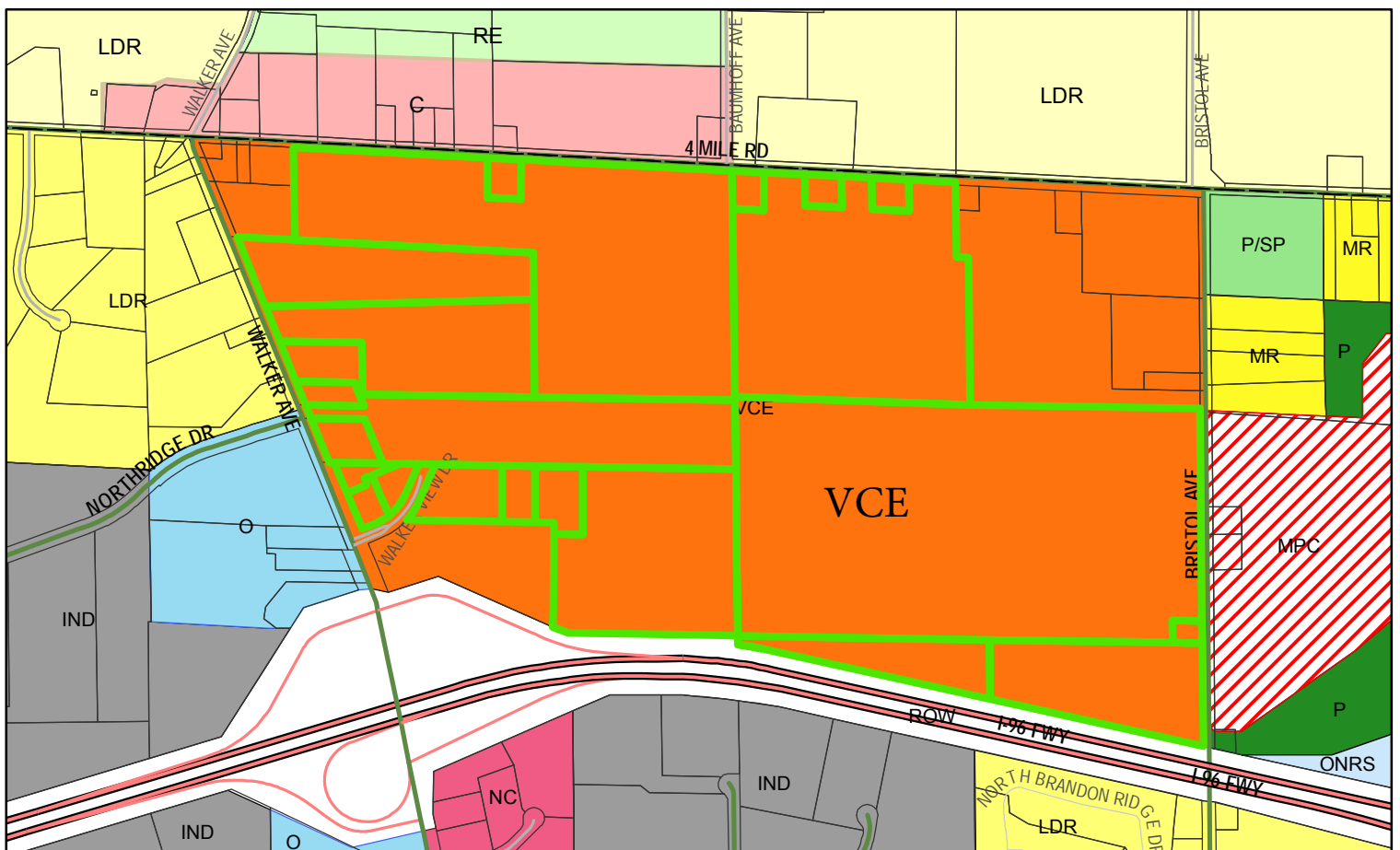
2014 aerial image and parcel lines (green).

Walkerview Development - December 3rd, 2014

2014 Zoning Map



2007 & 1998 Master Plan



CITY COMMISSION
CITY OF WALKER
KENT COUNTY, MICHIGAN

ORDINANCE NO. 09-574

AN ORDINANCE TO ADD SECTION 94-38
TO THE CODE OF ORDINANCES, CITY OF WALKER, MICHIGAN
ENTITLED “**NORTH RIDGE DRIVE EAST PRECISE PLAT**”

THE CITY OF WALKER ORDAINS:

Section 1. Addition of Section 94-38. That Section 94-38 of the Code of Ordinances, City of Walker, Michigan, is added to read in its entirety as follows:

Northridge Drive East Precise Plat.

(a) *Defining precise plat.* The City Commission finds it necessary to adopt an ordinance defining the exact location of proposed future outside lines of a certain public street known as North Ridge Drive. This section hereby defines as a precise plat roadway the area described in Exhibit 1 (the legal description) which is available in the office of the City Clerk. The area is located in Sections 2 and 3 of the City and is shown on Exhibit 2 and Exhibit 3(the maps), which are available in the office of the City Clerk. The purpose of defining this precise plat roadway is to allow for improved traffic flow, an enhanced street network, alternative traffic routing and comprehensive access management in the northern part of the City of Walker, bordered by 3 Mile Road, Fruit Ridge Avenue, 4 Mile Road and Alpine Avenue.

This precise plat for North Ridge Drive East is being created with an estimated construction date of 2020 as the limitation of this ordinance. If North Ridge Drive East, as provided for herein, has not been constructed and dedicated by December 31, 2020, then this ordinance will be null and void without further action of the City.

(b) *Erection of buildings; establishment of streets.*

(1) No permit shall be issued for, and no building or structure, or part thereof, shall be erected on any land located within the proposed future outside lines of the precise plat street provided to herein except as otherwise permitted by subsection (c).

(2) The adoption of the precise plat ordinance or any subsequent amendments do not constitute, nor shall their adoption be deemed to constitute, the opening or establishment of any street, or the taking or acceptance of any land for any of the purposes set forth in subsection (a).

(c) *Amendments, modifications, additions and appeals.*

(1) Amendments or modifications to this section, in conformity with lawfully adopted changes or additions to the City master plan, may be made and certified by the Planning Commission to

the City Commission. The City Commission may then adopt the change or addition by ordinance in accordance with state law.

(2) The Zoning Board of Appeals may authorize the granting of a permit for the erection of a building or structure, or part thereof, within the precisely platted lines of any street or other public way, upon appeal by the owner of any affected land. Such appeal may be granted, based upon the following findings:

a. The entire property of the appellant, located in whole or in part within the lines of such street or public way, cannot yield a reasonable return to the owner unless the permit is granted; and,

b. Balancing the interest of the City in preserving the integrity of the adopted map, and the interest of the owner of the property in the use and benefits of his property, the granting of the permit is required by considerations of justice and equity.

Before taking any such action, the Zoning Board of Appeals shall hold a public hearing, following not less than 10 days prior notice to the appellant by mail at the address specified by the appellant in his petition. The Zoning Board of Appeals shall have the power to specify the exact location, ground area, height, and other details and conditions of size, character and construction, and also the duration of the building or structure, or part thereof, to be permitted.

Section 2. Severability.

The various parts, sections, and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section, or clause is determined unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 3. Effective Date.

This Ordinance will become effective 7 days after publication in a newspaper in general circulation within the City of Walker as provided by law.

EXHIBIT 1

Legal Description of Precise Plat
May 29, 2009

A parcel of land located in the north half of Section 3 and the northwest quarter of Section 2, Town 7 North, Range 12 West, City of Walker, Kent County, Michigan further described as:

Commencing at the Northwest Corner of Section 3, Town 7 North, Range 12 West; thence along the north line of Section 4 Town 7 North, Range 12 West, North $89^{\circ} 58' 22''$ West, 1.34 feet to the Southwest Corner of Section 34, Town 8 North, Range 12 West; thence along said north line of Section 4, South $89^{\circ} 40' 22''$ West, 403.67 feet to the centerline of Walker Avenue; thence along said centerline, South $25^{\circ} 11' 01''$ East, 1653.82 feet; thence North $69^{\circ} 14' 01''$ East, 42.18 feet, to the northeasterly right of way line of Walker Avenue and the point of beginning; thence North $69^{\circ} 14' 01''$ East, 172.80 feet; thence Easterly 302.11 feet along the arc of a curve to the right with a radius of 810.00 feet, a central angle of $21^{\circ} 22' 11''$, and a chord which bears North $79^{\circ} 55' 06''$ East, 300.36 feet; thence South $89^{\circ} 23' 48''$ East, 663.89 feet; thence North $89^{\circ} 54' 35''$ East, 1140.42 feet; thence North $88^{\circ} 11' 19''$ East, 1484.31 feet; thence North $87^{\circ} 48' 24''$ East, 1111.17 feet; thence Easterly 446.18 feet along the arc of a curve to the right with a radius of 3931.26 feet, a central angle of $06^{\circ} 30' 10''$, and a chord which bears South $88^{\circ} 56' 31''$ East, 445.94 feet; thence Easterly 376.69 feet along the arc of a curve to the right with a radius of 710.00 feet, a central angle of $30^{\circ} 23' 53''$, and a chord which bears South $70^{\circ} 29' 29''$ East, 372.29 feet; thence South $55^{\circ} 17' 33''$ East, 78.98 feet; thence Southeasterly 366.94 feet along the arc of a curve to the left with a radius of 590.00 feet, a central angle of $35^{\circ} 38' 01''$, and a chord which bears South $73^{\circ} 06' 34''$ East, 361.05 feet; thence North $89^{\circ} 04' 26''$ East, 659.37 feet; thence Easterly 1345.96 feet along the arc of a curve to the left with a radius of 860.00 feet, a central angle of $89^{\circ} 40' 19''$, and a chord which bears North $42^{\circ} 01' 36''$ East, 1212.74 feet; thence North $02^{\circ} 48' 33''$ West, 678.14 feet to the southerly right of way line of 4 Mile Road; thence along said right of way line, North $88^{\circ} 58' 05''$ East, 58.78 feet; thence along said right of way line, North $89^{\circ} 45' 19''$ East, 61.31 feet; thence South $02^{\circ} 48' 33''$ East, 673.57 feet; thence Southerly 1536.16 feet along the arc of a curve to the right with a radius of 980.00 feet, a central angle of $89^{\circ} 48' 42''$, and a chord which bears South $42^{\circ} 05' 48''$ West, 1383.65 feet; thence South $89^{\circ} 04' 26''$ West, 661.61 feet; thence Westerly 441.57 feet along the arc of a curve to the right with a radius of 710.00 feet, a central angle of $35^{\circ} 38' 01''$, and a chord which bears North $73^{\circ} 06' 34''$ West, 434.48 feet; thence North $55^{\circ} 17' 33''$ West, 78.98 feet; thence Northwesterly 313.02 feet along the arc of a curve to the left with a radius of 590.00 feet, a central angle of $30^{\circ} 23' 53''$, and a chord which bears North $70^{\circ} 29' 29''$ West, 309.36 feet; thence Westerly 432.56 feet along the arc of a curve to the left with a radius of 3811.26 feet, a central angle of $06^{\circ} 30' 10''$, and a chord which bears North $88^{\circ} 56' 31''$ West, 432.33 feet; thence South $87^{\circ} 48' 24''$ West, 1111.57 feet; thence South $88^{\circ} 11' 19''$ West, 1486.52 feet; thence South $89^{\circ} 54' 35''$ West, 1142.95 feet; thence North $89^{\circ} 23' 48''$ West, 664.62 feet; thence Westerly 257.35 feet along the arc of a curve to the left with a radius of 690.00 feet, a central angle of $21^{\circ} 22' 11''$, and a chord which bears South $79^{\circ} 55' 06''$ West, 255.86 feet; thence South $69^{\circ} 14' 01''$ West, 163.50 feet to the northeasterly right of way line of Walker Avenue; thence along said right of way line, North $25^{\circ} 11' 54''$ West, 120.36 feet, to the point of beginning. Containing 24.506 acres, more or less.

EXHIBIT 2

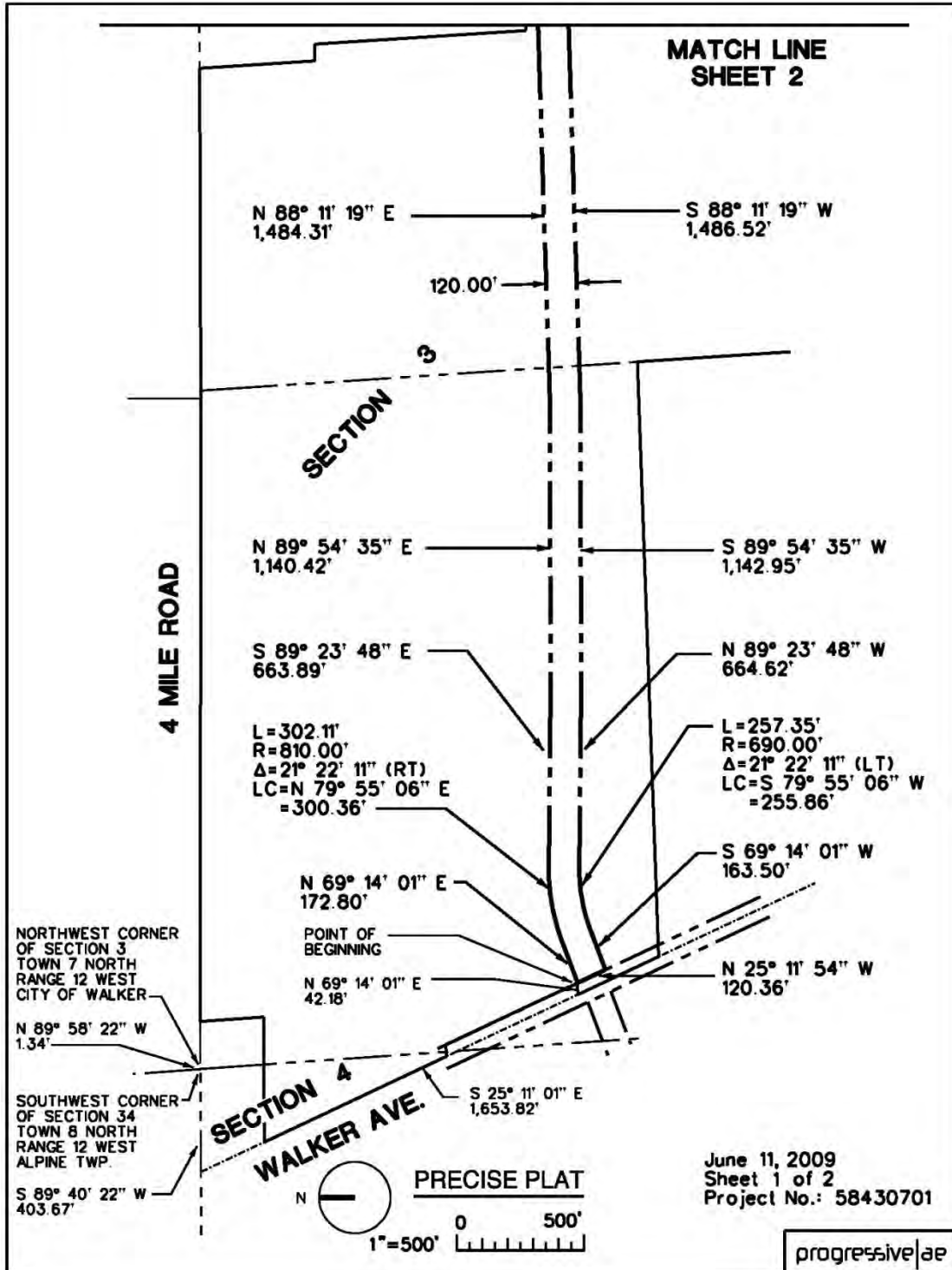
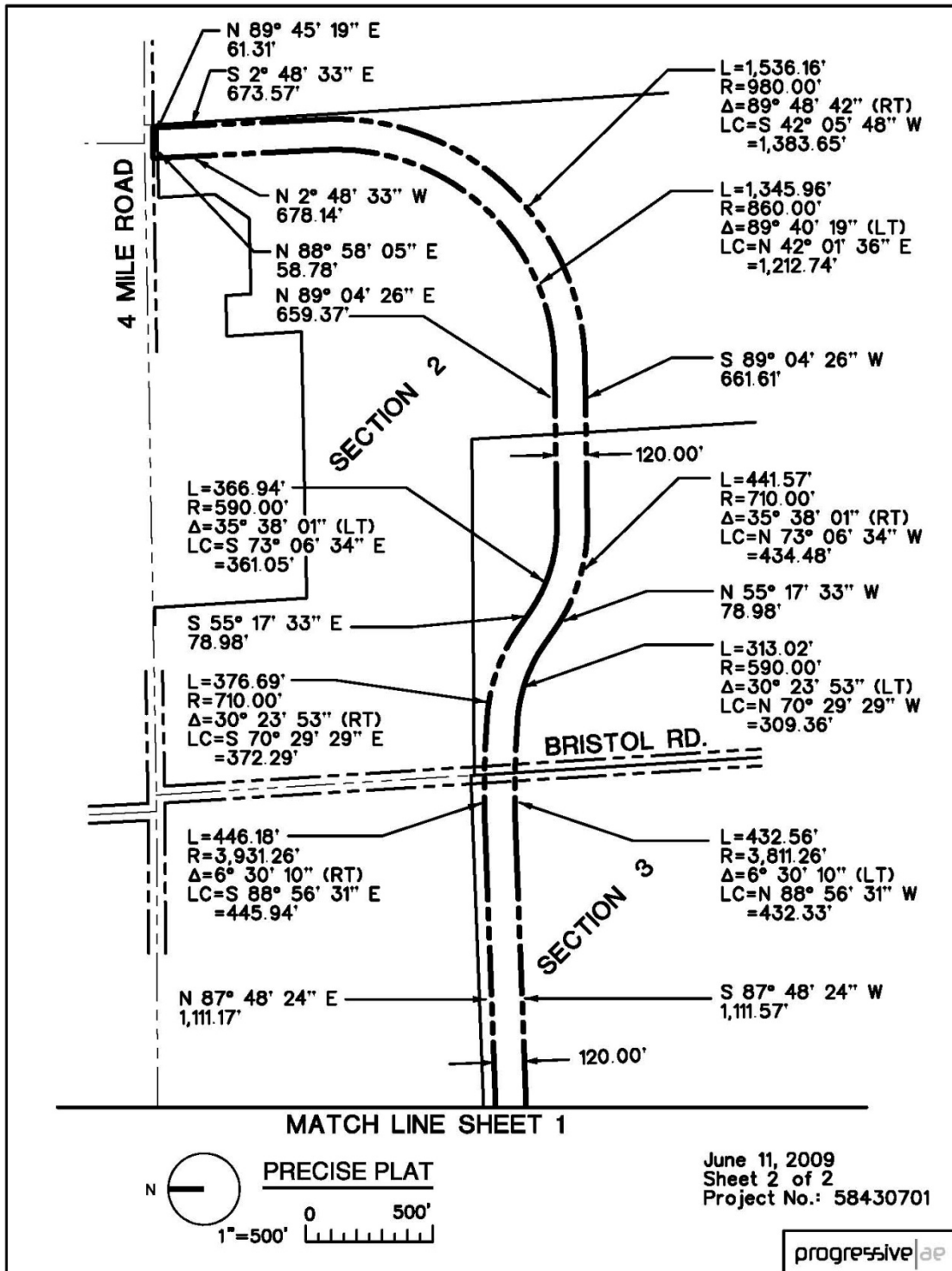


EXHIBIT 3



Notice of Public Hearing
City of Walker Planning Commission

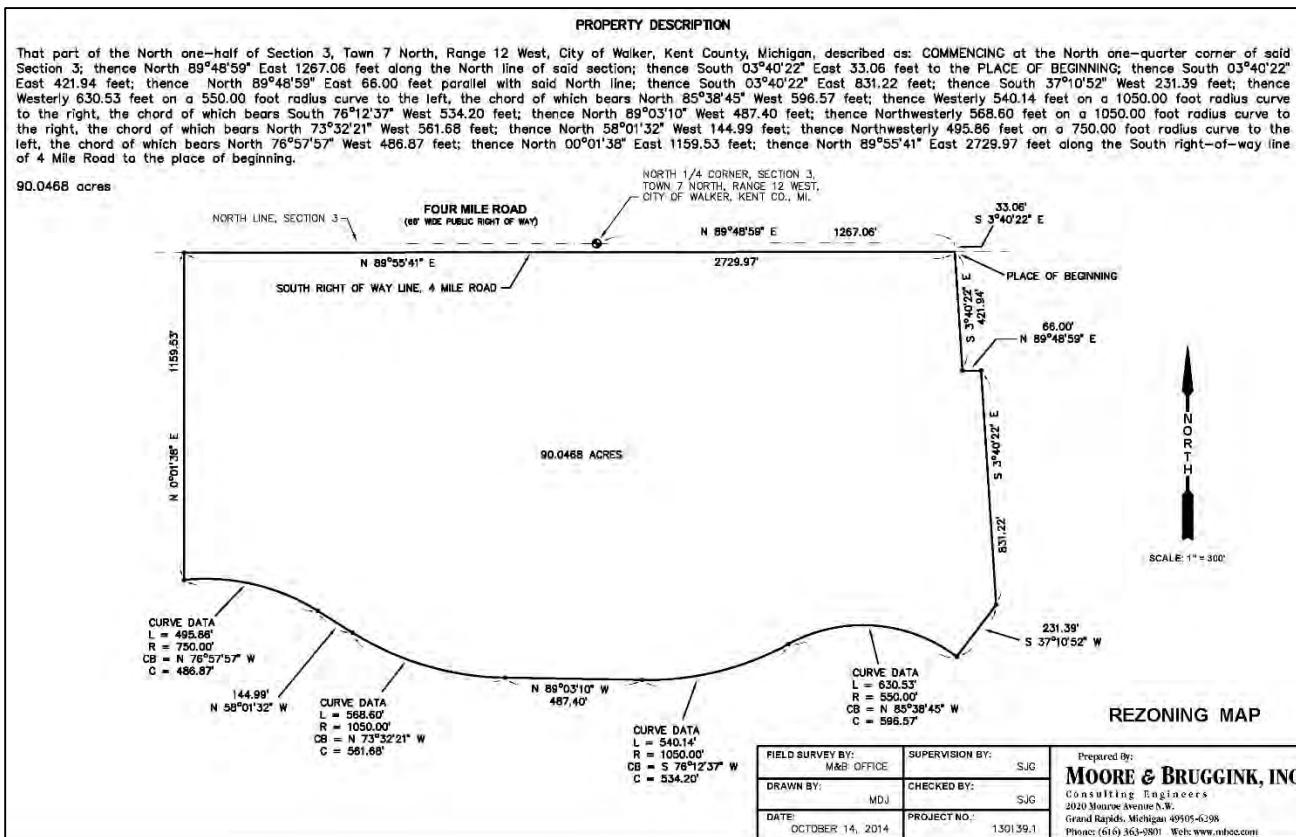
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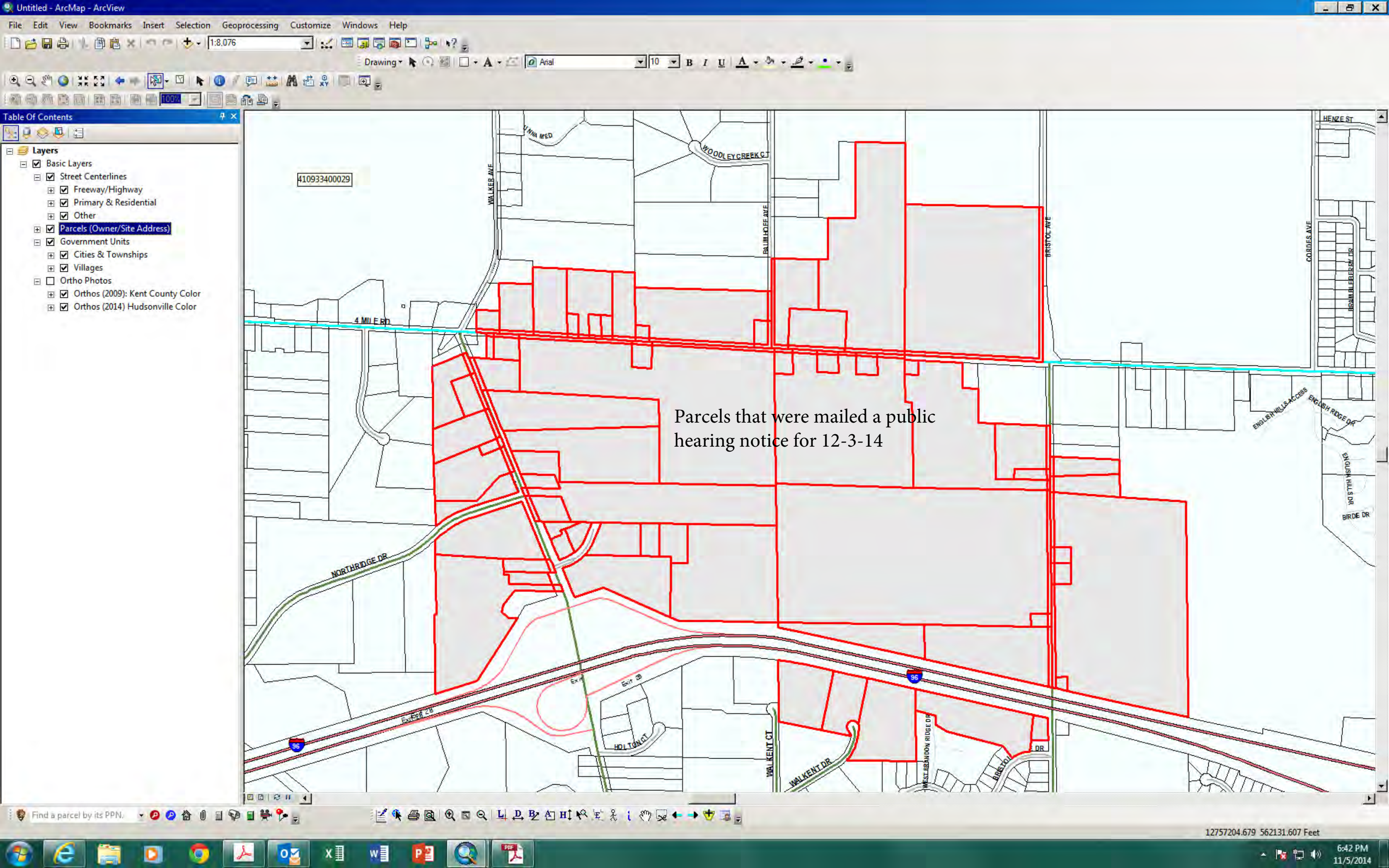


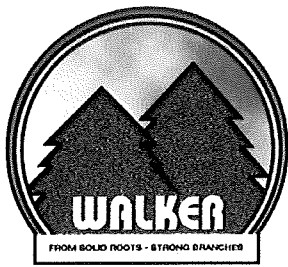
Anyone may review the project file at the City of Walker Community Development Department, 4243 Remembrance Rd., N.W., Walker, Michigan 49534 during normal business hours, which are 7:30 AM - 5:00 PM Monday through Thursday and 7:30 AM – 11:30 AM on Friday. Anyone may submit written comments concerning the project until the date and time of the hearing. The application and plans will be posted on the City of Walker website and Facebook site.

With advanced notice to the city clerk of seven calendar days, the City of Walker will provide interpreter services at public meetings, including language translation and signage for the hearing impaired. Con previo aviso a la Secretaria Municipal de siete días naturales, la ciudad de Walker proporcionará servicios de interpretación en las reuniones públicas, incluyendo traducción de idiomas y la señalización para personas con discapacidad auditiva.

Frank Wash, AICP, PCP
 City of Walker Community Development Director
 616-791-6850

Parcels involved in Walkerview project.





City of Walker
Planning Commission
Application

4243 Remembrance Rd., N.W.
Walker, MI 49534

Frank Wash, AICP, PCP
Assistant City Manager/Com.
Dev. Director
Phone: (616) 791-6850
Fax: (616) 791-6881

"WALKERVIEW"

Please check nature of request

- ☒ Rezoning
☐ Planned Unit Development
Preliminary Area Site Plan
☐ Planned Unit Development
Final Area Site Plan
☐ Planned Unit Development Amendment

- ☐ Special Exception
☐ Site Condominium
☐ Plat Approval
☐ Site Plan Review
☒ Other: Master Plan Amendment

PC: 12-3-14
PUBLIC
HEARINGS

☒ PRECISE PLAT AMENDMENT

Section A

Applicant: RDG - Walker LLC

Address: 601 First Street, Grand Rapids, Michigan 49504

Phone: (616) 432-6478

Fax: _____

E-Mail: proberts@rockfordconstruction.com

Owner, if other than applicant:

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Section B

Name of Firm and individual who prepared the plan:

Name: Justin F. Longstreth, P.E.

Firm: Moore & Bruggink, Inc.

Address: 2020 Monroe Avenue NW, Grand Rapids, MI 49505

Phone: (616) 363-9801

Fax: (616) 363-2480

E-Mail: jlongstreth@mbce.com

Name of proposed development: Walkerview Development

Address of Property: See attached sheet

Permanent Parcel No.: See attached sheet

Legal Description: See attached sheet

Current Zoning: MPUD

Section C

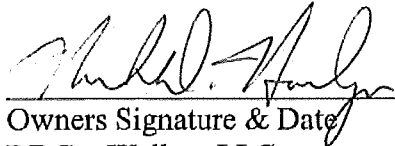
Description of the proposed request, amendment, etc. (Attach additional sheets if necessary.)

1. Request to amend the City of Walker land use master plan in accordance with the included land use master plan drawing for the area of land bounded by Walker Avenue, Bristol Avenue, 4 Mile Road and Interstate 96.
2. Request to re-zone a portion of the above described land from MPUD to ML, Light Industry zoning district. The boundary of the area to be re-zoned is described in the included survey description.

Section D

CITY OF WALKER PLANNING COMMISSION APPLICATION FOR
MASTERPLAN AMENDMENT AND PROPERTY REZONING

PROPERTY OWNERS' SIGNATURE PAGE

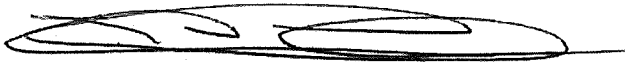


Owners Signature & Date
RDG – Walker, LLC
Kurt Hassberger - Managing Partner



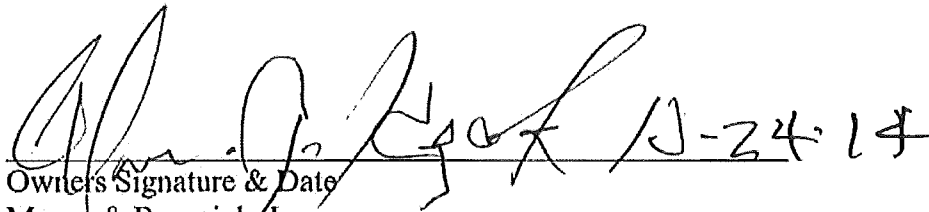
10/30/14

Owners Signature & Date
Dreamstage LLC
Bob Wolford – Executive Director



10/30/14

Owners Signature & Date
Dreamstage II LLC
Bob Wolford – Executive Director



Owners Signature & Date
Moore & Bruggink, Inc.
William G. Kozak – Secretary/Treasurer

Name & Address of all other persons, firms, or corporations having legal or equitable interest in the land:

Name: Dreamstage LLC & Dreamstage II LLC, Bob Wolford, CMPE, Executive Director

Address: 750 East Beltline, NE, Grand Rapids, MI 49525

Name: Moore & Bruggink, Inc., William G. Kozak, Secretary/Treasurer

Address: 2020 Monroe Avenue NW, Grand Rapids, MI 49505

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate.

I (we) further grant access to the site to City of Walker staff and Planning Commissioners.

STATEMENT OF FEE RESPONSIBILITY AND AGREEMENT

SIGNATURE OF APPLICANT AND PROPERTY OWNER REQUIRED

The applicant and property owner agree to pay the escrow charges that result from review of this project. Escrow fees shall be deposited at the time of application.

A building permit may be withheld if a project has any outstanding bills.

I have completed this application, and have submitted with this application the appropriate fees and escrow monies and agree to the City of Walker Escrow Policy. I further grant access to the site to City of Walker staff and Planning Commissioners.

SEE ATTACHED SHEET

*Owners Signature & Date (if different from applicant)

Applicant's Signature

Date

*The property owner must sign this application

Please attach all required documents noted in the process review sheet.

Office Use Only

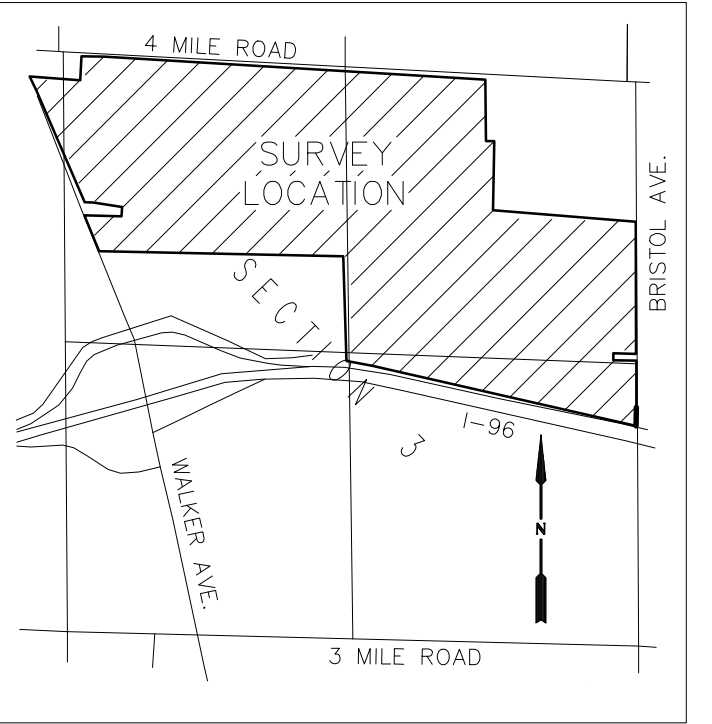
Fee Paid 1000 + Receipt # 18490 Date: 11.3.14

1100 ESCROW
Planning Director Signature: F. WASH / DAN D.

FOUR MILE ROAD
(66' PUBLIC RIGHT OF WAY)

N
O
R
T
H

0 200 400
SCALE: 1" = 200'



Vicinity Map
No Scale:

"ML" DISTRICT,
LIGHT INDUSTRY

"C-3" DISTRICT,
HIGHWAY COMMERCIAL/OFFICE

"ML" DISTRICT,
LIGHT INDUSTRY

"MH" DISTRICT,
HEAVY INDUSTRY / "ML" DISTRICT,
LIGHT INDUSTRY

"ML" DISTRICT,
LIGHT INDUSTRY

WALKER AVENUE
(66' PUBLIC RIGHT OF WAY)

BRISTOL AVENUE
(66' PUBLIC RIGHT OF WAY)

INTERSTATE HIGHWAY I-96
(A LIMITED ACCESS VARIABLE WIDTH RIGHT OF WAY)

PROPERTY DESCRIPTION

Part of the North one-half of Section 3 and part of the Northeast one-quarter of Section 4, Town 7 North, Range 12 West, City of Walker, Kent County, Michigan, described as: BEGINNING on the North line of said Section 3 at a point being South 89°58'15" East 186.58 feet from the Northwest corner of said section; thence South 89°58'15" East 2448.39 feet to the South one-quarter corner of Section 34, Town 8 North, Range 12 West; thence North 89°49'08" East 30.68 feet to the North one-quarter corner of said Section 3; thence North 89°48'08" East 1267.07 feet along the North line of said section; thence South 03°40'45" East 455.00 feet along the West line of the East 66.00 feet of the Northwest one-quarter of the Northeast one-quarter of said section; thence North 89°48'08" East 66.00 feet; thence South 03°40'45" East 831.34 feet along the East line of the Northwest one-quarter of the Northeast one-quarter of said section to the North line of the South one-half of the Northeast one-quarter of said Section 3; thence North 87°48'29" East 1328.78 feet along said line to the East line of said section; thence South 03°34'06" East 1200.91 feet to the North line of the South 125.00 feet of said South one-half; thence South 87°51'26" West 200.00 feet along said line to the West line of the East 200.00 feet of said South one-half; thence South 03°34'06" East 125.00 feet along said line to the East-West one-quarter line of said Section 3; thence North 87°51'26" East 200.00 feet to the East one-quarter corner of said section; thence South 03°36'37" East 588.48 feet along the East line of said section to the Northerly line of Highway I-96 (a limited access right of way); thence North 80°35'37" West 2362.97 feet along said line; thence Northwesterly 355.65 feet along said line on a 3969.72 foot radius curve to the left, the chord of which bears North 83°09'37" West 355.53 feet to the North-South one-quarter line of said Section 3; thence North 03°44'24" West 59.72 feet along said line to the East-West one-quarter line of said Section 3; thence North 03°46'20" West 935.78 feet to the South line of the North 388.00 feet of the South one-half of the Northwest one-quarter of said Section 3; thence South 87°56'59" West 2339.14 feet along said line to the centerline of Walker Avenue (an 86.00 foot wide public right of way); thence North 25°10'53" West 349.92 feet along said centerline; thence North 87°56'59" East 363.00 feet; thence North 25°10'53" West 71.76 feet to the North line of the South one-half of the Northwest one-quarter of said Section 3; thence North 87°56'59" East 13.76 feet along said line to a point being North 87°56'59" East 539.91 feet from the West line of said Section 3 and North 87°56'59" East 330.00 feet from the Easterly right of way of Walker Avenue; thence North 25°10'53" West 71.76 feet; thence South 87°56'59" West 330.00 feet to said line; thence North 25°10'53" West 430.90 feet along said line; thence South 84°39'03" West 45.71 feet to the centerline of said Walker Avenue; thence North 25°10'53" West 792.40 feet to the North line of the South 304.40 feet of the North 554.40 feet of the Northeast one-quarter of said Section 4; thence North 89°40'31" East 305.27 feet along said line to the East line of said Section 4; thence South 89°58'15" East 186.26 feet; thence North 03°57'41" West 250.00 feet to the place of beginning.

10,617,968 square feet including right of way
10,386,287 square feet excluding right of way

243.755 acres including right of way
238.436 acres excluding right of way

PLAN REVISIONS

PROPOSED LAND USE MASTER PLAN

FOR PART OF
NORTH ½, SECTION 3, TOWN 7 NORTH, RANGE 12 WEST &
NE ¼, SECTION 4, TOWN 7 NORTH, RANGE 12 WEST
CITY OF WALKER, 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

FIELD SURVEY / DATE:

JANUARY 4, 2012

DESIGNED BY:

WGK

DESIGN DRAWN BY:

FEE

CHECKED BY:

WGK

PLAN DATE:

10-23-14

PROJECT NO.:

130139.01

SHEET NUMBER

1 OF 1

PROPERTY DESCRIPTION

Part of the North one-half of Section 3 and part of the Northeast one-quarter of Section 4, Town 7 North, Range 12 West, City of Walker, Kent County, Michigan, described as: **BEGINNING** on the North line of said Section 3 at a point being South 89°58'15" East 186.58 feet from the Northwest corner of said section; thence South 89°58'15" East 2448.39 feet to the South one-quarter corner of Section 34, Town 8 North, Range 12 West; thence North 89°49'08" East 30.68 feet to the North one-quarter corner of said Section 3; thence North 89°48'08" East 1267.07 feet along the North line of said section; thence South 03°40'45" East 455.00 feet along the West line of the East 66.00 feet of the Northwest one-quarter of the Northeast one-quarter of said section; thence North 89°48'08" East 66.00 feet; thence South 03°40'45" East 831.34 feet along the East line of the Northwest one-quarter of the Northeast one-quarter of said section to the North line of the South one-half of the Northeast one-quarter of said Section 3; thence North 87°48'29" East 1328.78 feet along said line to the East line of said section; thence South 03°34'06" East 1200.91 feet to the North line of the South 125.00 feet of said South one-half; thence South 87°51'26" West 200.00 feet along said line to the West line of the East 200.00 feet of said South one-half; thence South 03°34'06" East 125.00 feet along said line to the East-West one-quarter line of said Section 3; thence North 87°51'26" East 200.00 feet to the East one-quarter corner of said section; thence South 03°36'37" East 588.48 feet along the East line of said section to the Northerly line of Highway I-96 (a limited access right of way); thence North 80°35'37" West 2362.97 feet along said line; thence Northwesterly 355.65 feet along said line on a 3969.72 foot radius curve to the left, the chord of which bears North 83°09'37" West 355.53 feet to the North-South one-quarter line of said Section 3; thence North 03°44'24" West 59.72 feet along said line to the East-West one-quarter line of said Section 3; thence North 03°46'20" West 935.78 feet to the South line of the North 388.00 feet of the South one-half of the Northwest one-quarter of said Section 3; thence South 87°56'59" West 2339.14 feet along said line to the centerline of Walker Avenue (an 86.00 foot wide public right of way); thence North 25°10'53" West 349.92 feet along said centerline; thence North 87°56'59" East 363.00 feet; thence North 25°10'53" West 71.76 feet to the North line of the South one-half of the Northwest one-quarter of said Section 3; thence North 87°56'59" East 13.76 feet along said line to a point being North 87°56'59" East 539.91 feet from the West line of said Section 3 and North 87°56'59" East 330.00 feet from the Easterly right of way of Walker Avenue; thence North 25°10'53" West 71.76 feet; thence South 87°56'59" West 330.00 feet to said line; thence North 25°10'53" West 430.90 feet along said line; thence South 84°39'03" West 45.71 feet to the centerline of said Walker Avenue; thence North 25°10'53" West 792.40 feet to the North line of the South 304.40 feet of the North 554.40 feet of the Northeast one-quarter of said Section 4; thence North 89°40'31" East 305.27 feet along said line to the East line of said Section 4; thence South 89°58'15" East 186.26 feet; thence North 03°57'41" West 250.00 feet to the place of beginning.

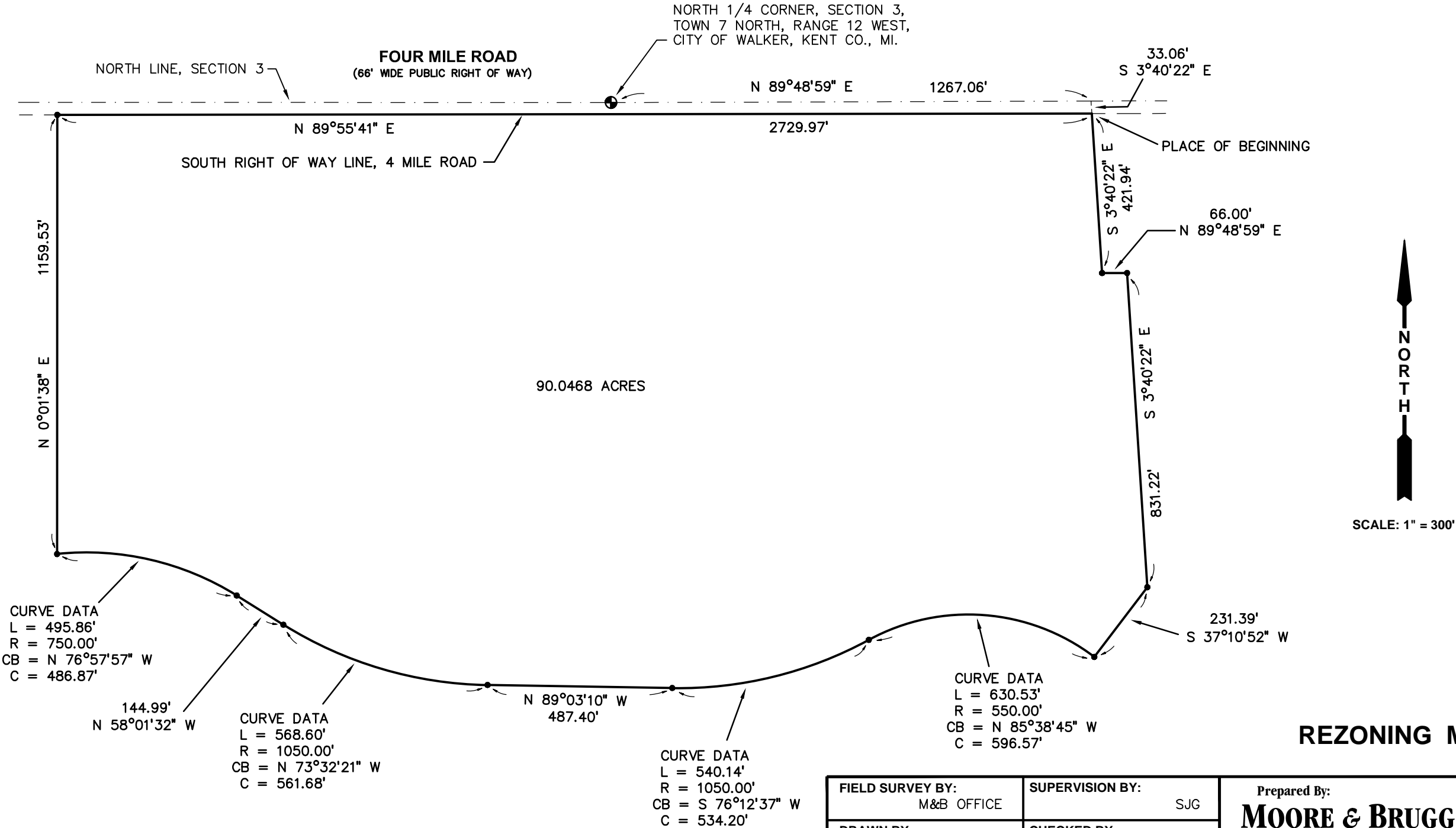
10,617,968 square feet including right of way
10,386,287 square feet excluding right of way

243.755 acres including right of way
238.436 acres excluding right of way

PROPERTY DESCRIPTION

That part of the North one-half of Section 3, Town 7 North, Range 12 West, City of Walker, Kent County, Michigan, described as: COMMENCING at the North one-quarter corner of said Section 3; thence North 89°48'59" East 1267.06 feet along the North line of said section; thence South 03°40'22" East 33.06 feet to the PLACE OF BEGINNING; thence South 03°40'22" East 421.94 feet; thence North 89°48'59" East 66.00 feet parallel with said North line; thence South 03°40'22" East 831.22 feet; thence South 37°10'52" West 231.39 feet; thence Westerly 630.53 feet on a 550.00 foot radius curve to the left, the chord of which bears North 85°38'45" West 596.57 feet; thence Westerly 540.14 feet on a 1050.00 foot radius curve to the right, the chord of which bears South 76°12'37" West 534.20 feet; thence North 89°03'10" West 487.40 feet; thence Northwesterly 568.60 feet on a 1050.00 foot radius curve to the right, the chord of which bears North 73°32'21" West 561.68 feet; thence North 58°01'32" West 144.99 feet; thence Northwesterly 495.86 feet on a 750.00 foot radius curve to the left, the chord of which bears North 76°57'57" West 486.87 feet; thence North 00°01'38" East 1159.53 feet; thence North 89°55'41" East 2729.97 feet along the South right-of-way line of 4 Mile Road to the place of beginning.

90.0468 acres



REZONING MAP

FIELD SURVEY BY: M&B OFFICE	SUPERVISION BY: S J G	Prepared By: MOORE & BRUGGINK, INC. Consulting Engineers 2020 Monroe Avenue N.W. Grand Rapids, Michigan 49505-6298 Phone: (616) 363-9801 Web: www.mbce.com
DRAWN BY: MDJ	CHECKED BY: S J G	
DATE: OCTOBER 14, 2014	PROJECT NO.: 130139.1	