

Notice of Public Hearing
City of Walker Planning Commission

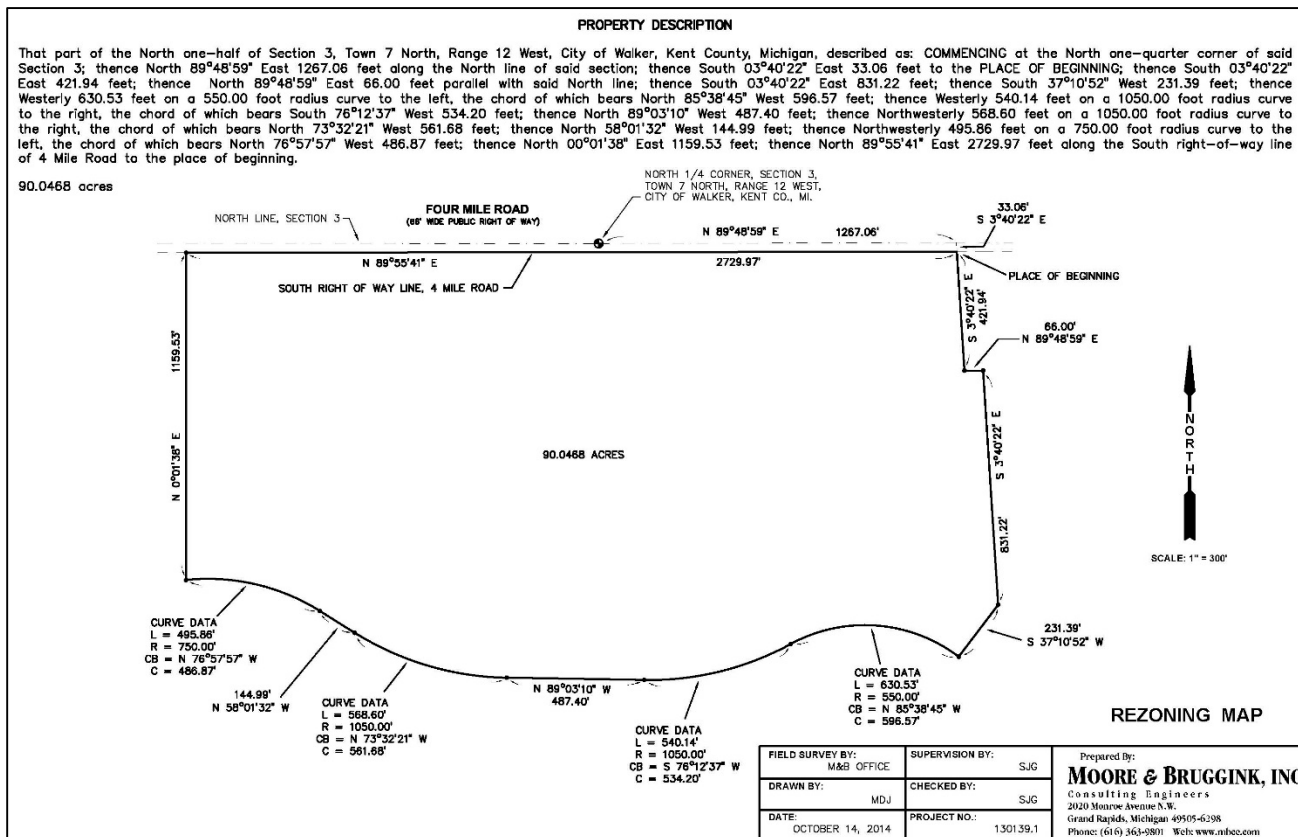
The City of Walker Planning Commission will conduct a public hearing on **Wednesday, December 3rd, 2014**, beginning at 7:00 p.m. in the Walker City Commission Chambers, 4243 Remembrance Rd., N.W. Applicants RDG Walker LLC, Moore & Bruggink, Dreamstage LLC, Dreamstage II LLC and Medical Properties Investment 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
3420 Walker Avenue NW	41-13-03-100-023	Moore & Bruggink
3404 Walker Avenue NW	41-13-03-100-016	RDG Walker LLC
3364 Walker Avenue NW	41-13-03-100-012	RDG Walker LLC
3358 Walker Avenue NW	41-13-03-100-007	RDG Walker LLC
3352 Walker Avenue NW	41-13-03-175-001	Dreamstage LLC
3325 Walker View Drive NW	41-13-03-175-002	Dreamstage LLC
3311 Walker View Drive NW	41-13-03-175-003	Dreamstage LLC
3300 Walker View Drive NW	41-13-03-176-001	Medical Properties Invest. Co
3250 Walker View Drive NW	41-13-03-176-002	Dreamstage LLC
3212 Walker View Drive NW	41-13-03-176-003	Dreamstage LLC
3180 Walker View Drive NW	41-13-03-176-004	Dreamstage II LLC
3337 Bristol Avenue NW	41-13-03-200-007	RDG Walker LLC
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
1820 4 Mile Road NW	41-13-03-200-023	RDG Walker LLC
1858 4 Mile Road NW	41-13-03-200-003	RDG Walker LLC

1988 4 Mile Road NW	41-13-03-200-001	RDG Walker LLC
2032 4 Mile Road NW	41-13-03-100-025	RDG Walker LLC
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

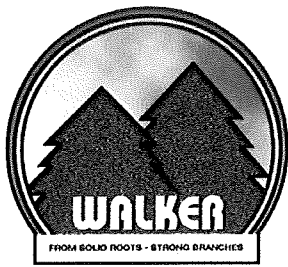
- 2) **Amendment** of the North Ridge Drive East **Precise Plat**, which was adopted as Ordinance No. 09-574.
- 3) **Rezoning** of the following 90.1 acres of land from MPUD – Mixed Use Planned Unit Development to ML – Light Industrial:



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



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

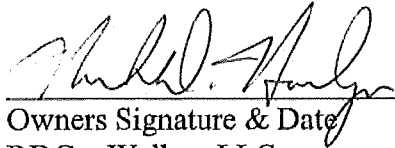
Description of the proposed request, amendment, etc. (Attach additional sheets if necessary.)

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

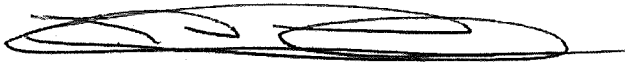


Owners Signature & Date
RDG – Walker, LLC
Kurt Hassberger - Managing Partner



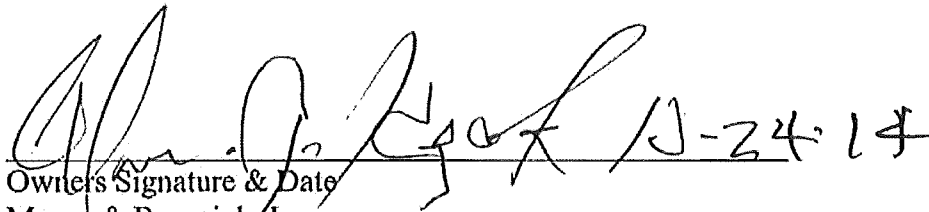
10/30/14

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.

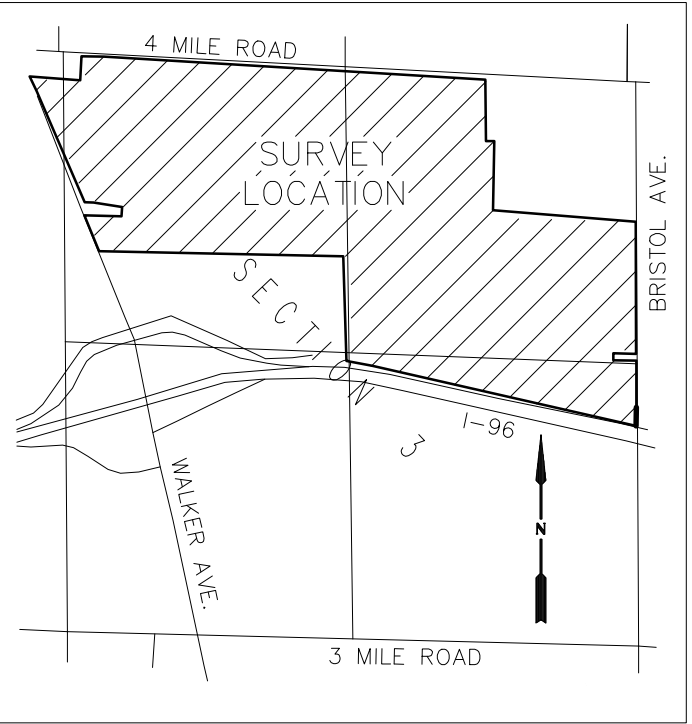
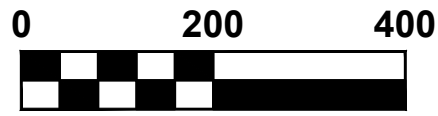
Office Use Only

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



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.

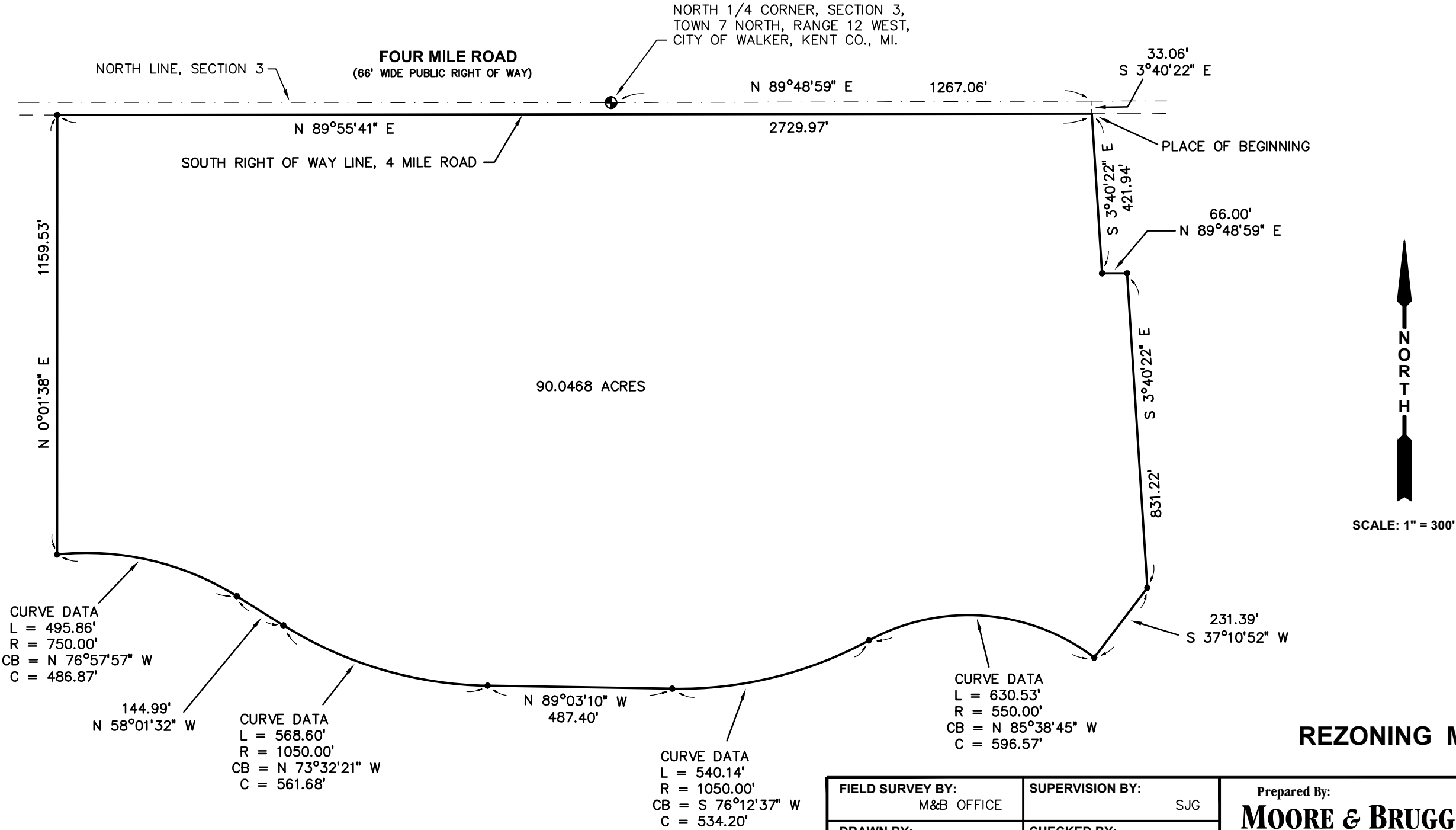
10,617,968 square feet including right of way
10,386,287 square feet excluding right of way

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: SJG	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: SJG	
DATE: OCTOBER 14, 2014	PROJECT NO.: 130139.1	