

AGENDA
Cascade Charter Township Planning Commission
Monday, April 17, 2017
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the March 20, 2017 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case # 16:3316 Leisure Living, LLC.
Public Hearing
Property Address: 5042, 5044 Cascade Rd and 1225 Spaulding
Requested Action: Preliminary Plan Review to rezone property at 5042, 5044
Cascade Rd and 1225 Spaulding to P.U.D. to allow an independent living, assisted
living and memory complex.**
- ARTICLE 7. Any other business**
- ARTICLE 8. Adjournment**

Meeting Format

- 1. **Staff Presentation** *Staff report and recommendation*
- 2. **Project presentation-** *Applicant presentation and explanation of project*
 - a. **PUBLIC HEARINGS**
 - i. **Open Public Hearing.** *Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants*
 - ii. **Close public hearing**
- 3. **Commission discussion – May ask for clarification from applicant, staff or public**
- 4. **Commission decision - Options**
 - a. **Table the decision**
 - b. **Deny**
 - c. **Approve**
 - d. **Approve with conditions**
 - e. **Recommendation to Township Board**

MINUTES
Cascade Charter Township
Planning Commission
Monday, March 20, 2017
7:00 P.M.

ARTICLE 1. Chairman Waalkes called the meeting to order at 7:00 P.M.
Members Present: Katsma, Lewis, Mead, Pennington, Rissi, Robinson, Sperla and Williams
Members Absent: Rissi and Sperla (excused)
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Robinson to approve the Agenda. Supported by Member Lewis. Motion carried 7 to 0.

ARTICLE 4. Approve the Minutes of the March 6, 2017 Meeting.

Motion was made by Member Pennington to approve the Minutes. Supported by Member Williams. Motion carried 7 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

Mr. Scott VanSolkema came forward to inquire as to the status of the Library Park Plan. An update and timeline was given regarding the project.

ARTICLE 6. Case #17:3362 Grooters Land Development

Property Address: 5357 52nd Street

Requested Action: The Applicant is requesting site plan approval for a 195,000 sq. ft. warehouse addition.

Director Peterson stated that Applicant is requesting site plan approval in order to construct a 195,000 sq. ft. addition to the building that was just recently approved to be built. Site plan approval was given in January for the initial 149,000 sq. ft. to be built. The building permit was issued and construction is underway. The site was designed to accommodate this requested addition.

The building conforms to the setback, building height and parking regulations of the Industrial zoning district. Originally, 214 parking spaces were being deferred, now they are deferring 159. Location of the deferred spaces have now been revised to the North end of the building. They have indicated that if the deferred spaces were built, they would move the landscaping along the North side of the building.

The property has no frontage on Kraft Avenue or 52nd Street. They are obtaining access by easements through the properties to the East and South. The property to the South has an existing easement and the property to the East has created a new easement for access.

The site has been designed to meet the township storm water ordinance and has been reviewed and approved by the Township Engineer. A maintenance agreement was completed with the original project. Since no new storm water system is needed, the original maintenance agreement will suffice.

The Applicant has submitted a new lighting plan. As a result of additional lights being added, they will need to submit an updated lighting plan.

The Township Fire Department has reviewed and approved the plans.

The Gerald R. Ford Airport staff has been made aware of the project and has indicated only the need for construction permits.

The Applicant will need to obtain a SESC permit from the KRS prior to grading.

Director Peterson recommends approval of the site plan for the warehouse addition with the following conditions:

1. A new lighting plan is submitted and approved by staff.
2. Compliance with the Township Engineer Report; and
3. Provide the revised landscape plan to accommodate deferred parking.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Kozak, of Moore Bruggink, came forward on behalf of the Applicant, and gave a brief overview of the project, address any outstanding issues and to answer any questions the Planning Commission may have.

A brief discussion followed.

Motion was made by Member Robinson to approve the site plan for the 195,000 sq. ft. warehouse addition with staff conditions listed above. Supported by Member Mead. Motion carried 7-0.

ARTICLE 7. Case #17-3363 Christian Brothers Automotive – Meijer P.U.D. Amendment

Property Address: 5411 28th Street SE

Requested Action: The Applicant is requesting to amend the existing P.U.D. to allow for a new auto repair facility.

Director Peterson stated the Applicant is requesting a Basic Plan Review in order to develop a new auto repair business in a portion of the existing parking lot for the Meijer store. The new business is to the South and East of the new hotel that was just permitted and is currently under construction.

The Meijer property was put into a P.U.D. in 2002 to accommodate the development along 28th Street. The underlying zoning district is B2, general business. This designation requires a minimum of 3 acre parcels. With approximately 36 acres in total, the development could accommodate as many as 12 parcels. This development would be the 10th project in the Meijer P.U.D.

The new auto use is seeking the P.U.D. amendment not only to add the use, but because it does not meet some of the underlying zoning regulations, such as .84 acres vs. 3 acres, proposed setbacks (60 ft. front, 100 ft. rear and 40 ft. side), as well as bufferyards (0 ft. vs. 20 ft.)

Christian Brothers Automotive has a similar store in Grand Rapids at Kalamazoo and 28th Street.

This development would be taking about 84 parking spaces from the Meijer store. Thirty-three (33) of those parking spaces would remain and would be on the new auto repair parcel. According to the township's regulations, the auto repair business would be required to have 15 parking spaces.

The Meijer retail store is about 248,000 sq. ft. and would require about 1,000 parking spaces. Currently, they have about 1,200. An updated plan and count from Meijer should be received to verify, but it seems they could afford to give up a few parking spaces and still accommodate the new business in the parking lot.

In general, for projects that are compliant with the Master Plan, the township has not required traffic studies. Director Peterson believes a traffic study is not needed for this project.

The Applicant has not indicated any signage deviations.

The split for the new business will create a small irregular shaped area to the South of the service road. As a result, they have agreed to record a restriction that would not allow this piece to be developed.

The Applicant has indicated that the storm water from the site will be addressed and improved to comply with the township's storm water ordinance. This area is handled by the regional storm water system that will need to be approved by the KCDC.

Before proceeding to the Preliminary Development plan review (Public Hearing), Director Peterson recommends the following be addressed:

1. The need for a traffic study;
2. Provide the required site plan information;
3. Approval from the KCDC for storm water information plan;
4. Provide an updated site plan showing Meijer has adequate parking according to the township regulation, and
5. Approval from the Township Engineer.

A brief discussion followed.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Wakefield came forward on behalf of the Applicant, and gave a bit of background information on Christian Brothers Automotive and how they operate. Mr. Wakefield then gave an overview of this project, touched on any outstanding issues, and to answer any questions the Planning Commission may have.

Discussion followed.

As no action is required of the Planning Commission at this time, Chairman Waalkes advised Applicant to work with Staff on any issues as outlined by Staff and discussed with the Commission tonight to get to the next step in the process.

ARTICLE 8. Introduce Redevelopment Ready Communities Program

Economic Development Director Sandra Korhorn introduced to the Planning Commission a Redevelopment Ready Communities Program (RRC). The Michigan Economic Development Corporation (MEDC) offers a state-wide certification program that allows communities to become redevelopment ready. This is a voluntary, no cost program promoting effective redevelopment strategies through a set of best practices. The program measures and then certifies communities that integrate transparency, predictability and efficiency into their daily development practices. The RRC certification is a formal recognition that a community has a vision for the future and the fundamental practices in place to get there.

The RRC program enhances opportunities for municipalities to encourage business attraction and retention, offer superior customer service, and have a streamlined development approval process. The foundation of the program is the RRC best practices. Each best practice must be evaluated then the community must explain how it is being met or how it will be met to achieve certification. The best practices are as follows:

- Community Plans and Public Outreach
- Zoning Regulations
- Development Review Process
- Recruitment and Education
- Redevelopment Ready Sites
- Community Prosperity

This can be a lengthy process taking upwards of a year or longer and will involve the various boards and commissions, as well as the public.

Director Korhorn recommends starting the certification program.

Discussion followed and even though a formal recommendation or vote was not needed from the Planning Commission, the Planning Commission agreed that this would be a positive step for Cascade to take.

ARTICLE 9. Any other business

Next meeting of the Planning Commission will be April 17, 2017.

ARTICLE 10. Adjournment.

Motion was made by Member Mead to adjourn. Supported by Member Pennington. Motion carried 7 to 0. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,
Scott Rissi, Secretary

STAFF REPORT

TO: Cascade Charter Township Planning Commission
FROM: Steve Peterson, Community Development Director
REPORT DATE: April 13, 2017
MEETING DATE: April 17, 2017
CASE: #16-3316/ Leisure Living

GENERAL INFORMATION

- A. **Applicant:** Leisure Living LLC
3196 Kraft Ave
Grand Rapids MI 49512
- B. **Status of Applicant:** Developer
- C. **General Location:** West side of Spaulding Ave just south of Cascade Rd.
- D. **Requested Action:** Rezone property at 5042, 5044 Cascade Rd and 1225 Spaulding to P.U.D. to allow an independent living, assisted living and memory care complex.
- E. **Existing Zoning on Subject Parcels:** ARC and R1.
- F. **Zoning on Adjoining Parcels:**

N – Office P.U.D (Ada Township)
S –ARC/R-1
E – R-1
W – Residential PUD
- G. **Parcel Size:** Approximately 18 acres
- H. **Existing Land Use on Subject Parcel:** Vacant
- I. **Adjacent Area Land Uses:**
North - Office
East - Vacant/Commercial
South - MDOT wetland mitigation
West - open space portion of PUD

STAFF ANALYSIS

- A. The applicant is requesting Preliminary Plan approval in order to construct 138 new units for independent living, assisted living and memory care. The breakdown would be:
- Assisted Living – 50 units
 - Memory Care – 28 units
 - Independent Living - 60 units
- B. This development would be restricted to people receiving care. Other similar uses in the Township are; Sentinel Point, Emerald Meadows and Sunrise.
- C. The project consists of three different properties totaling about 18 acres. The two properties to the west are zoned ARC and have had numerous different uses over the years. The third property along Spaulding is zoned R1 and had a home on it.
- D. The current Master Plan designation for this property is Community Residential. This designation is a reflection of the transitional area between the residential uses to the south and the office and commercial areas to the north. We specifically mention attached and detached assisted living as a housing type in this master planned area. The density is planned at 4-6 units per acre for community residential. That density would allow for 108 units. This type of use would be much less intense and would seem appropriate for the parcel. The planned density is about 7.6 units per acre and would be similar the allowed density in our mixed-use areas. It is also well under the density of the other similar uses with similar surroundings:
1. Sunrise 17.2 units per acre
 2. Sentinel Pointe 9.6 units per acre
 3. Emerald meadows 14.5 units per acre
- E. The applicant has submitted a traffic study for this project. This study has provided the following:
- 1) Evaluate any needed improvements to the intersection of Cascade Rd and Spaulding Ave
 - 2) Evaluate the location of the drive location on Spaulding
 - 3) Evaluate the need for improvements to Spaulding Ave as a result of this project.
 - 4) Provide a traffic generation estimate.
- F. The study has indicated that the KCRC will be making some improvements to the area that will address the issues in the traffic study. The study has identified the following improvements that are occurring:
- 1) KCRC is already planning on constructing a northbound right turn lane in 2018.
 - 2) KCRC has agreed to monitor the signal for the most efficient operation for all movements.
- G. In addition the KCRC is also studying the intersection at Burton and Spaulding for future improvements regardless of this project.
- H. The project is located along the pedestrian path and the project has provided a connection to the pathway to allow for internal connections to the development. This is another objective in the Master plan.

- I. The storm water design for the site will need to be meet our storm water ordinance. The developer has also been working on plans to address sewer and water to accommodate the project.
- J. Because of the residential uses to the NW and West we have asked the developer to provide some perspective drawing to show what the buildings will look like.
- K. Any outdoor lighting will need to meet our lighting regulations.
- L. While we don't have a landscaping requirement for residential uses, I would classify this as more institutional /office. The developer has provided some landscaping around the perimeter of the prospective should also assist in determining the need for landscaping to buffer the surrounding uses specifically the residential uses to the NW and West.
- M. Any outdoor dumpster must be fully shielded as required by the zoning ordinance.
- N. As with all of our residential projects they will have to provide a written discloser about being near the airport
- O. The project is still being reviewed by the Township Engineer and the city of grand rapids for water service. We don't believe this will be an issue but they still need to work this out.

Standards

Section 16.03 of the Zoning Ordinance requires that a Planned Unit Development must demonstrate that:

Standard	Staff Comment
Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.	The property has been the subject of code enforcement issues in the past. Developing the properties together will help address the code enforcement issues as well as tie them all in together. The PUD will also help recognize the uniqueness of the use.
In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment	The type of use and density is consistent with the master plan would not result in a material increase in the need for public services. This type of use would be less intense that would otherwise could have occurred even with the additional density.
The proposed development shall be compatible with the General Development Plan of the Township, and shall be	The project is consistent with the master plan

consistent with the intent and spirit of this Chapter	
In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties	The community residential area recognizes that this is a transition area and while changing, it is compatible with the surrounding uses both commercial and residential.
The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development	Although we don't require landscape buffers of residential projects. The have provided a landscape buffer nearest the surrounding residential uses.
The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township	met.

Staff Recommendation

Staff recommends approval of the preliminary plans contingent on the applicant being able to address the issues from the City of Grand Rapids. Any changes to the plan should be minor and can be reviewed when you make your recommendation to the Township Board on the plan and ordinance.

ATTACHMENTS:

- APPLICATION
- SITE PLAN
- TRAFFIC STUDY
- TOWNSHIP ENGINEER REPORT
- MASTER PLAN EXCERPTS



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Leisure Living, LLC
Address: 3196 Kraft Ave SE Suite 200
City & Zip Code: Grand Rapids, MI 49512
Telephone: 616-745-2220
Email Address: ckraay@leisure-living.com

OWNER: * (If different from Applicant)
Name: 5042-5044 Cascade Rd LLC & Lewis Brown (1255 Spaulding)
Address: 7507 Red Osier Dr & 4301 Canal Ave
City & Zip Code: Byron Center, MI 49315 & Grandville, MI 49418
Telephone: 437-7020 & 259-8213
Email Address: drew.miller@cbre-gr.com & ericolsen@kw.com

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

- | | |
|--|--|
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Administrative Site Plan Review |
| <input type="checkbox"/> Deferred Parking | <input checked="" type="checkbox"/> P.U.D. - Rezoning * |
| <input type="checkbox"/> P.U.D. - Site Condominium * | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Site Plan Review * | <input type="checkbox"/> Sign Variance |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Subdivision Plat Review * |
| <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other: _____ * |

** Requires an initial submission of 5 copies of the completed site plan*

BRIEFLY DESCRIBE YOUR REQUEST:**

PRELIMINARY DEVELOPMENT PLAN REVIEW FOR PROPOSED
CONGREGATE CARE FACILITY WHICH INCLUDES INDEPENDENT
LIVING, ASSISTED LIVING & MEMORY CARE.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY**:

SEE ATTACHMENT

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19-06-126-005, -002, -003

ADDRESS OF PROPERTY: 5042 CASCADE ROAD SE, 5044 CASCADE RD, 1225 SPAULDING AVE.

PRESENT USE OF THE PROPERTY: Various Commercial Landscaping Practices

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)	Address(es)
_____	_____
_____	_____

SIGNATURES

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) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

Arthur Bott Sr. for 5042--5044 Cascade Rd.
Lewis Brown for 1255 Spaulding Ave.

Owner - Print or Type Name
(*If different from Applicant)

Leisure Living Management Inc

Applicant - Print or Type Name

See attached Purchase Agreement Signature Pages

Owner's Signature & Date
(*If different from Applicant)

[Signature] - President & CEO
Applicant's Signature & Date
6/16/10

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET - THANK YOU



April 13, 2017
Project No. G080322

Mr. Steve Peterson
Cascade Charter Township
2865 Thornhills Avenue, SE
Grand Rapids, MI 49546-7192

Re: Cascade Trails
Site Plan Review

Dear Steve:

We have reviewed the site plan for Cascade Trails, located at 1225 Spaulding Avenue, prepared by Moore & Bruggink, Inc. The current site plan and the basis of this review is dated March 20, 2017. The proposed project is a senior living center located on 18 acres encompassing three separate parcels. The site plan includes the proposed buildings and associated parking lots, driveways, and utilities. The proposed development is located in the Plaster Creek watershed, sub-drainage district Cascade West.

Stormwater and Drainage

Flood Control

The proposed project is a new development, so all improvements shall comply with the requirements of the Cascade Charter Township (Township) Stormwater Ordinance (SWO). The site is located in Stormwater Management Zone B, which requires detention of the 25-year storm event and a direct connection (overland or underground) for all stormwater runoff that will be discharged from and through the development site in a 100-year storm event. The SWO also requires the first 0.5-inch of stormwater runoff be detained and released over a 24-hour period.

The proposed stormwater management design includes two stormwater detention basins designed to collect runoff from all impervious areas of the site for the 25-year storm event. The detention basins discharge through outlet control structures at 0.13 cfs/acre to areas of existing wetlands located onsite. The detention basins are design to drain dry.

Water Quality Control

The SWO requires the first 0.5-inch of stormwater runoff be detained and released over a 24-hour period. The stormwater detention basins outlet structure is designed to meet this requirement. The applicant provided calculations and design details for the detention basins and outlet structures and they were found to be in accordance with the SWO.

Stormwater Runoff

The applicant provided stormwater calculations to size the onsite detention basins. All stormwater runoff from the impervious areas of the site will discharge to the basins. Therefore, the site will not see an increase in rate of stormwater leaving the site.

Drainage Plan

The applicant has submitted drawings, calculations, and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the included checklist for items and comments on each item. Please note a maintenance agreement is required before construction begins. The agreement should be submitted to the Township for review. The maintenance agreement and plan should include at a minimum, cleaning of catch basin sumps, sediment and debris removal from the detention basin, and landscape maintenance of the detention basin to maintain the design volume and ensure the system is operating as it was designed.

Z:\2008\080322\WORK\CORR\LT_PETERSON_CASCADETRAILS_2017_0413.DOCX

1515 Arboretum Drive, SE
Grand Rapids, Michigan 49546

616.575.3824
www.ftch.com

Fishbeck, Thompson, Carr & Huber, Inc.
engineers | scientists | architects | constructors



Utilities

New water main and sanitary sewer main is required for the site. Public water main is owned and operated by the City of Grand Rapids (City) and the public sanitary sewer in Spaulding Avenue is owned and operated by Ada Township which is a wholesale customer of the City.

The original and preferred water main alignment was to connect to an existing water main in Spaulding Avenue, run it through the site, and connect to an existing water main in Patterson Avenue, located west of the site. The Patterson Avenue connection would require the water main to traverse an undeveloped property owned by the Michigan Department of Transportation and an existing wetland area located in a neighborhood on Patterson Avenue. The applicant pursued this route; however, the neighborhood association voted to not grant an easement that would allow the Patterson Avenue connection.

Therefore, without the Patterson Avenue connection, the City will require the developer to put in an emergency loop to Ada Township's water system with a double valve configuration. This would be for emergency purposes only and would require both Ada Township and the City to open the valves. Ada Township is aware of the proposed plan and is in agreement. Design details will be worked out at a later date during the City review and check set process. A City permit will be required for the public water main prior to construction taking place.

Ada Township will need to review and accept the sanitary sewer design.

Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) measures are provided on the plan drawings. The applicant has included silt fence along the limits of clearing and grading, silt sacks in catch basins, and seeding with mulch at all disturbed areas of the site. SESC falls under the review and approval of the Kent County Road Commission (KCRC) and a permit is required before construction can begin. The SESC measures indicated on the drawings appear appropriate given the expected work.

Summary

The proposed stormwater design meets the Township SWO requirements for new developments. The applicant will need to apply for and obtain a number of permits (SESC, water from the City, Sanitary sewer from Ada Township, KCRC for the new driveway) prior to beginning construction. We recommend approval of the site plan from an engineering standpoint.

If you have any questions or require additional information, please contact me at 616.464.3786 or nrtorrey@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read "N. Torrey", is positioned above the printed name.

Nathan R. Torrey, PE

Jc2

Attachment

By email

cc: Michael L. Berrevoets, PE – FTCH



Cascade Charter Township

Storm Water Ordinance, Ordinance 7 of 2002, as amended by Ordinance No. 2 of 2008, 5/14/2008

Reviewing Engineer Comments are Italicized

OK – Received and Acceptable

NA – Not Applicable

NR – Not Received, Needs Follow-up, See Comments

Cascade Trails

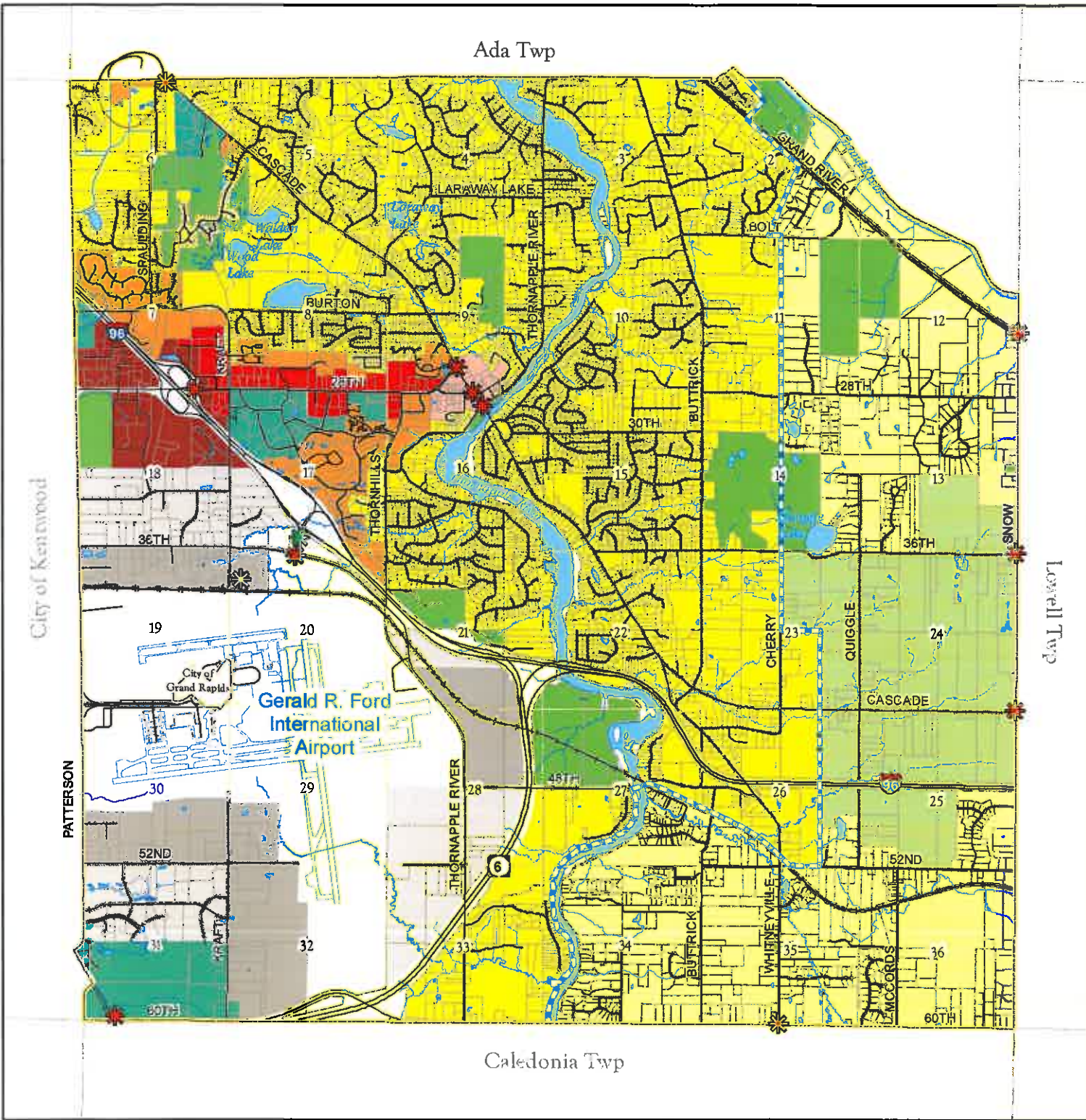
Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive storm water runoff
All stormwater runoff from the site is collected in two detention basins that discharge to existing wetlands located onsite.
- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map
Existing and proposed contours have been provided.
- OK (3) Development tributary area to each point of discharge from the development
A drainage plan was provided by the applicant and included tributary areas for the site.
- OK (4) Calculations for the final peak discharge rates
Applicant provided calculations in design of the detention basins and outlet control structures.
- OK (5) Calculations for any facility or structure size and configuration
Stormwater runoff calculations were provided by the applicant.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The applicant provided a utility plan showing all proposed stormwater runoff facilities with existing and proposed grades.
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map
The applicant did not indicate any significant offsite drainage patterns into the site.
- OK (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan
A construction schedule was included on the plans.
- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways
SESC falls under the review and approval of the KCRC and a permit is needed before construction can begin. The SESC measures indicated on the drawings appear appropriate given the expected work.



- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
The applicant provided calculations and design details for construction of the onsite storm sewer system.
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned storm water runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event that the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any on-site storm water runoff facility as reasonably necessary, at the developer's expense
Maintenance agreement was not provided and is required.
- OK (12) Name of the engineering firm and the registered professional engineer that designed the drainage plan and that will inspect final construction of the storm water runoff facilities
- NA (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)
This is a privately owned system and will not be uploaded to REGIS.
- OK (14) Other information necessary for the Township to verify that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems

Ada Twp



Cascade Charter Township

Kent County, Michigan

Map 15 Future Land Use

Legend

- Gateway Feature
- Park 'n' Ride
- Rail Station
- Utility Service Area
- Farmland Preservation
- Rural Residential
- Suburban Residential
- Community Residential
- Village Commercial
- General Commercial
- Highway Commercial
- Mixed Use
- Heavy Industrial
- Light Industrial
- Community Facility / Golf Course



STATIONS
© 2004 RSW - All Rights Reserved
 This map or its contents do not constitute a legal document or a warranty. It is intended to provide a general overview of the future land use plan. It is not intended to be used for legal purposes. It should be used in conjunction with the official zoning ordinance. It is not intended to be used for public information. It is not intended to be used for public information. It is not intended to be used for public information.

Williams & Works
10 Ottawa Avenue NW • Grand Rapids, MI 49503

April 22, 2009

neighborhoods is a primary concern and measures should be taken periodically to assure proper coverage of these services. Private roads should be considered under certain circumstances, such as for the preservation of large stands of trees, or to preserve steep slopes, where drainage and run-off is a concern, or where important natural features have been identified in the Natural Feature Inventory.



COMMUNITY RESIDENTIAL

Description: The community residential land use designation is intended for attached or detached single family and multi-family housing. A project should be designed and developed to provide attractive, up-scale master planned living environments with amenities such as open spaces, walking paths, street trees, street lighting and attractive architectural style. Buildings and structures should be designed to minimize bulk and massing of attached living units.

Location: The community residential land use area primarily serves as a transition from commercial/mixed use and suburban residential uses along 28th Street. However, there are two areas where this use is proposed along the south side of Cascade Road north of Burton.

Desired Uses and Densities: Uses may include attached and detached residential dwellings, including projects that incorporate a variety of housing options, as well as assisted living and retirement communities. Master-planned retirement communities may also incorporate low-impact commercial uses internal and integrated within the development such as personal service establishments (barber shop or hair salon), post office, financial institution and other necessary uses for the convenience of the residents but not available for use by the general public. Development within the community residential area should include a walking system that connects to any existing or planned non-motorized pathway. The Township desires for the community residential areas to be served by mass transit in the future. Water and sewer must be available for new development or redevelopment in this land use category. Additionally, any natural features should be preserved and protected in projects located in the community residential land use area. Only public roads would be permitted in the community residential land use category. Allowable densities would range between 4-6 dwelling units to the acre.

VILLAGE COMMERCIAL

Description: This land use designation is intended to foster a pedestrian-scale, local shopping district confined to the parcels currently zoned for commercial use. It is not the intent of this land use plan to expand commercial uses either north or south along Cascade Road.



1811 4 Mile Road NE
Grand Rapids, MI 49525
phone 616.361.2664
fax 616.361.1493
progressiveae.com

September 19, 2016
Revised October 18, 2016

Justin Longstreth, PE
Moore & Bruggink, Inc.
2020 Monroe Avenue NW
Grand Rapids, MI 49505

Re: Proposed Cascade Trails Senior Living Development
Traffic Impact Assessment

Dear Mr. Longstreth:

Progressive AE has completed the requested traffic impact assessment for the above proposed senior living development. The findings and conclusions drawn from the various analyses completed during the assessment are summarized in the following sections.

INTRODUCTION

Current plans call for the construction of a mix of senior living facilities totaling approximately 138 various units within a +/- 17-acre site located off the west side of Spaulding Avenue just south of Cascade Road. As proposed, access to/from the site would be provided to Spaulding Avenue.

Although earlier traffic-related submittals defined the very low traffic generating characteristics of the proposed project, it is our understanding that there are still concerns regarding the future operation of the nearby Cascade Road/Spaulding Avenue with the project in place and fully occupied. Therefore, this study focuses on identifying the projected before and after peak-hour traffic conditions at that intersection.

Before the start of the study, staff from the Kent County Road Commission (KCRC) were contacted to obtain additional background information regarding study scope, available traffic count data, traffic signal timing data, and background growth patterns in the area.

EXISTING CONDITIONS

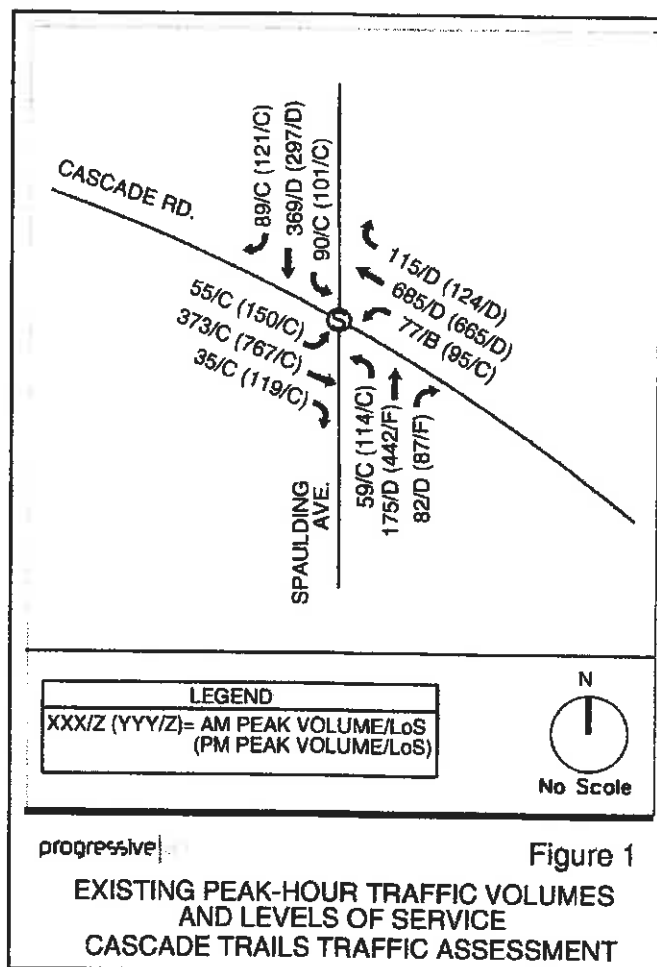
Morning and afternoon peak-hour turning movement data was provided by the KCRC for the Cascade Road/Spaulding Avenue intersection. That data indicated that the peak hours occur from 7:15 AM–8:15 AM and 4:45 PM–5:45 PM. Those volumes are illustrated on Figure 1 on the next page.



Intersection "level of service" calculations were completed to evaluate the current operational efficiency of the Cascade/ Spaulding intersection. These calculations were completed using techniques outlined in the 2010 Highway Capacity Manual by the Transportation Research Board. Level of service (LoS) at signalized intersections relates to the delay, traffic volumes, and intersection geometry. Levels of service (LoS) are expressed in a range from "A" to "F", with "A" denoting the highest or best operating conditions. Generally, a Level of Service D is considered the minimum "acceptable" service level for signalized and unsignalized intersections in suburban areas such as this.

The existing peak hours were analyzed at the Cascade/Spaulding intersection. The results of the level of service analyses are also shown on Figure 1 (next to the volume data for each movement). Copies of the computer analyses are included in the separate appendix.

As shown, all of the movements at the intersection currently operate acceptably during both morning and afternoon peak hours with levels of service of "D" or better with one exception. That is the combined northbound through/right turn lane where a Level of Service F was calculated for the afternoon peak hour. Subsequent model simulations confirm these findings, with only the above noted movement experiencing short term queuing issues.



PROJECTED FUTURE 2018 CONDITIONS

Several key elements were taken into account to help define projected 2018 peak-hour conditions at the Cascade/Spaulding intersection. Those are:

- Inclusion of a 1% annual background traffic volume growth factor per KCRC input;
- Addition of project traffic per earlier data; 25 morning peak-hour trips (15 inbound/8 outbound), 40 afternoon peak-hour trips (20 inbound/20 outbound);
- Distributing 85% of those trips through the Cascade/Spaulding intersection; and
- Inclusion of the planned exclusive northbound right turn lane on Spaulding (2018 construction).

Figure 2, on the next page, illustrates the projected 2018 traffic volumes with the background traffic growth and the relatively small amount of project traffic included.

Intersection level of service calculations were again completed to evaluate the projected operational efficiency of the Cascade/Spaulding intersection with that traffic and the planned northbound right-turn lane in place. The results of the level of service analyses are also shown on Figure 2. Copies of the computer analyses are included in the separate appendix.

As shown, all of the movements that currently operate within acceptable levels are expected to still do so under the 2018 conditions. The one exception appears to be the northbound through movement during the afternoon peak hour with a calculated LoS of F.

Discussion—2018 Road Improvements

The above result indicates that the planned northbound right-turn lane will help with the overall performance of the intersection, but will not alone solve the whole current or future northbound capacity issue. However, subsequent iterative tests of fine tuning the signal operations indicates that this one calculated deficient movement could be improved to a borderline LoS D/E with minor shifts in green time. That can be done without creating deficient conditions at the other intersection movements.

We should note that the proposed project is projected to add only two to three vehicles to this northbound through movement during the entire afternoon peak hour, so in itself is not expected to create any perceivable impact to those operations.

SUMMARY

Based upon the results of the analyses completed for this study, we can make the following conclusions:

- The Cascade/Spaulding intersection currently functions acceptably with the exception of the combined northbound through/right-turn lane during the afternoon peak hour;
- Under projected 2018 conditions, with the proposed project in place and the northbound right turn lane added, the intersection is expected to still function within acceptable levels except for the northbound through lane; and
- The intersection should be monitored and re-evaluated in 2018 for potential additional signal operation improvements to help it provide the most efficient operation possible for all movements.
- The currently proposed location of the site driveway to Spaulding Avenue is ideal as it is as far away from the intersection as possible without impacting existing wetland area in accordance with a MDEQ request and has been approved by the Kent County Road Commission.

Please let me know if you or others have any questions regarding the above findings and conclusions.

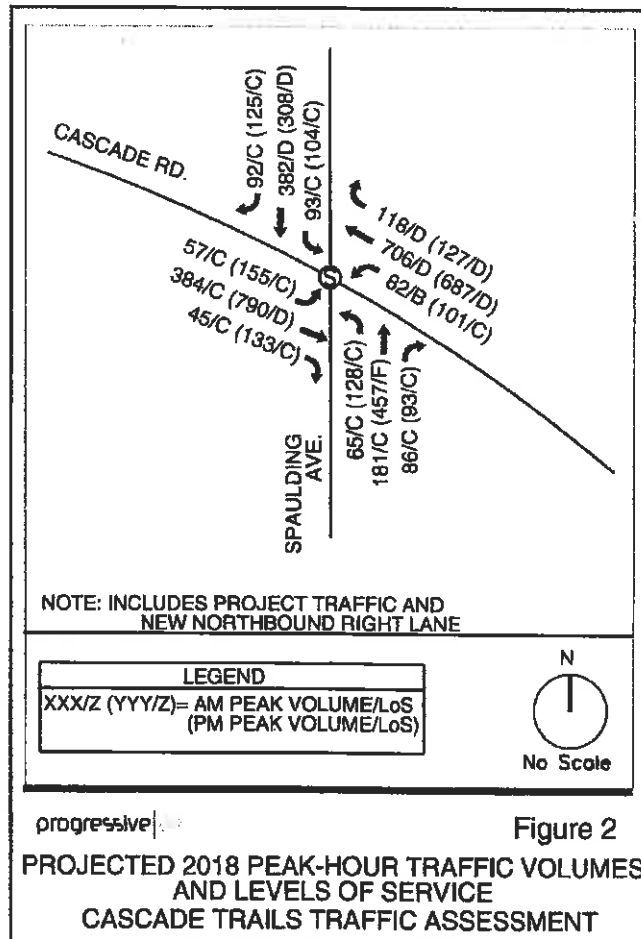
Sincerely,

Progressive AE



Peter C. LaMourie, PE, PTOE
Lead Civil Engineer

PCL:mgj Enclosures
P:\000000\000000\DOCUMENTS\Reports\036 09 19 MB Steward\112 Letterhead



Steve

From: Pete LaMourie <lamourip@progressiveae.com>
Sent: Wednesday, September 28, 2016 8:41 AM
To: Steve
Subject: FW: Cascade Trails Project - Cascade Twp.

Steve;

FYI regarding review input from KCRC.

Pete

From: Justin Longstreth [mailto:jlong@mbce.com]
Sent: Tuesday, September 27, 2016 1:24 PM
To: Pete LaMourie <lamourip@progressiveae.com>
Subject: FW: Cascade Trails Project - Cascade Twp.

Pete,

Can you also add Shirley's email as an attachment to your study? Steve will want to see this as well. Thanks.

Justin F. Longstreth, P.E., CFM, LEED AP

Moore & Bruggink, Inc. | 2020 Monroe Ave. N.W. | Grand Rapids, MI 49505
Ph: (616) 363-9801 | Fx: (616) 363-2480 | jlong@mbce.com
[Website](#) | [LinkedIn](#)

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From: Wollner, Shirley [mailto:swollner@kentcountyroads.net]
Sent: Tuesday, September 27, 2016 9:23 AM
To: Justin Longstreth <jlong@mbce.com>; Haagsma, Tim <thaagsma@kentcountyroads.net>
Cc: 'Pete LaMourie' <lamourip@progressiveae.com>
Subject: RE: Cascade Trails Project - Cascade Twp.

Justin,

We have reviewed the report.

The conclusions about the future operation of the Cascade Road and Spaulding Avenue intersection under future conditions are valid. I've also reviewed the trip generation information from Wade Trim and agree with those estimates.

We will be reviewing the signal timing for the intersection in conjunction with the installation of the northbound right turn lane in 2018, using current volumes at the time the right turn lane is complete.



Shirley A. Wollner, P.E.
Assistant Director of Traffic & Safety

swollner@kentcountyroads.net

Kent County Road Commission
1500 Scribner Avenue NW, Grand Rapids, MI 49504
kentcountyroads.net

From: Justin Longstreth [<mailto:jlong@mbce.com>]
Sent: Monday, September 26, 2016 10:59 AM
To: Haagsma, Tim; Wollner, Shirley
Cc: 'Pete LaMourie'
Subject: Cascade Trails Project - Cascade Twp.

Tim & Shirley,

Attached is a traffic analysis that Pete LaMourie prepared for the Cascade/Spaulding intersection based on the traffic counts that you provided and also our anticipated traffic generation from our assisted living development. Can you please review this and let us know if you have any questions or comments? If you do not have comments, it would be much appreciated if you could provide us with some correspondence stating that you've reviewed the report and agree with the findings. We can then submit that to the Township to complete the process. Thanks.

Justin F. Longstreth, P.E., CFM, LEED AP



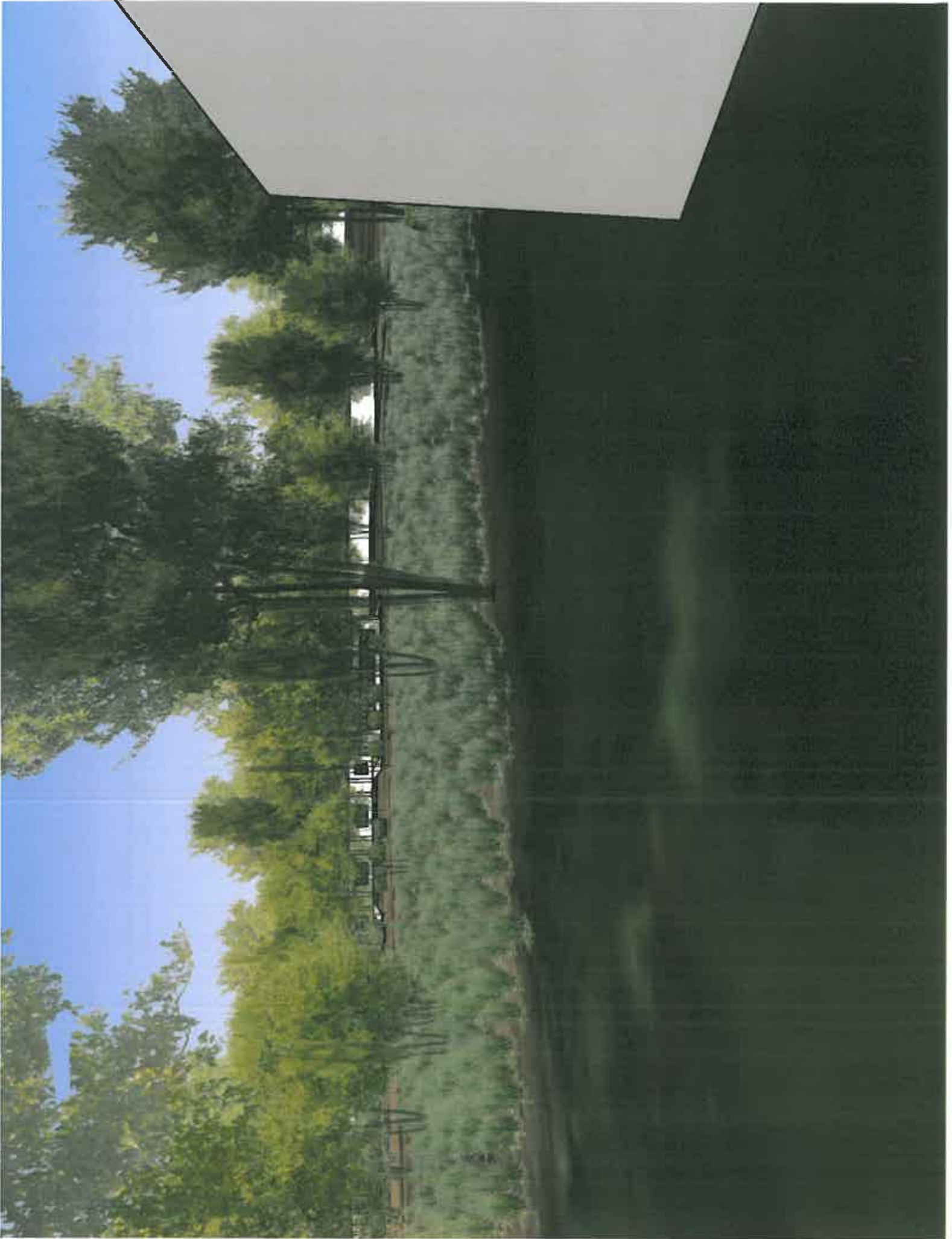
Moore & Bruggink, Inc. | 2020 Monroe Ave. N.W. | Grand Rapids, MI 49505
Ph: (616) 363-9801 | Fx: (616) 363-2480 | jlong@mbce.com
[Website](#) | [LinkedIn](#)

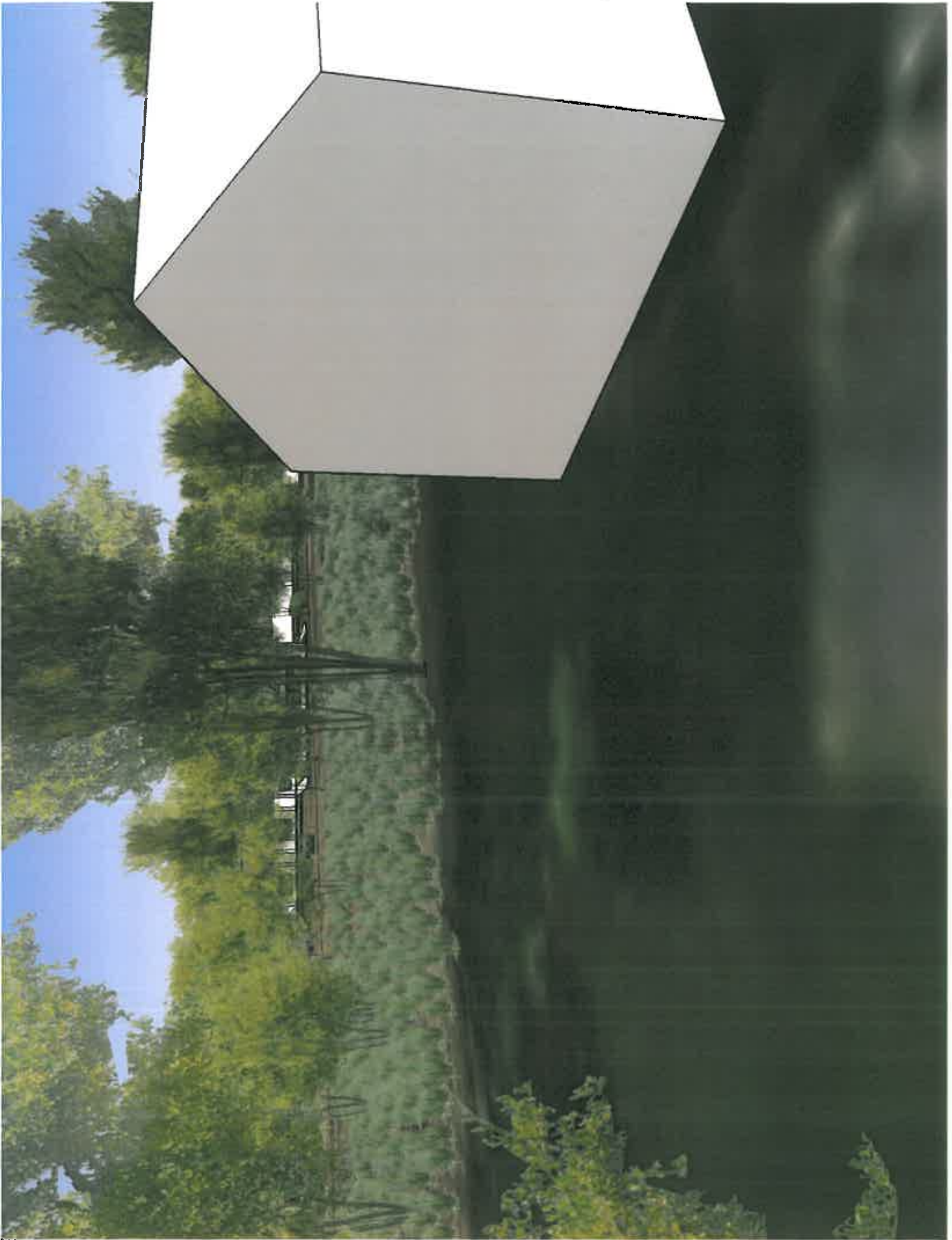
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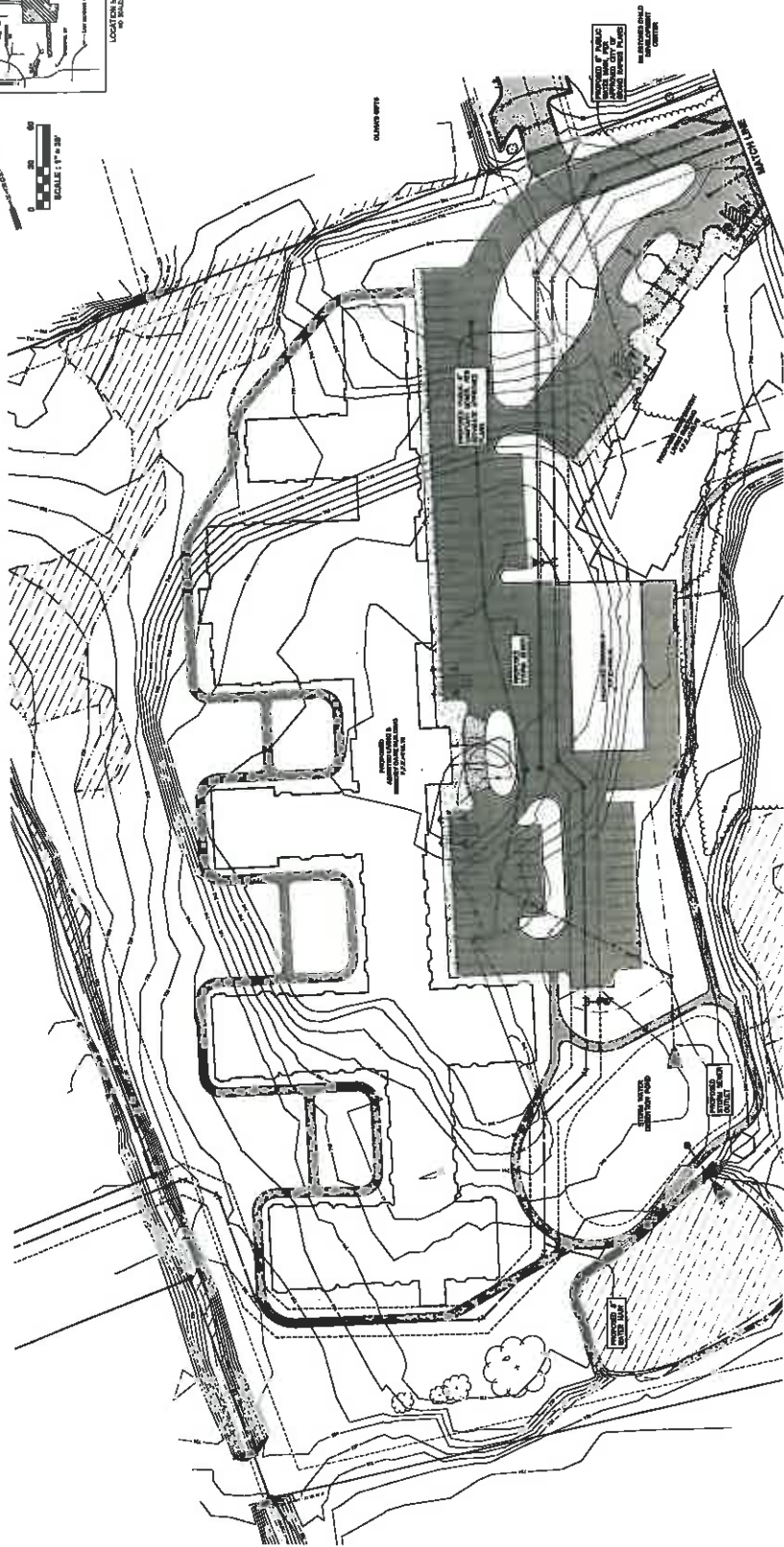








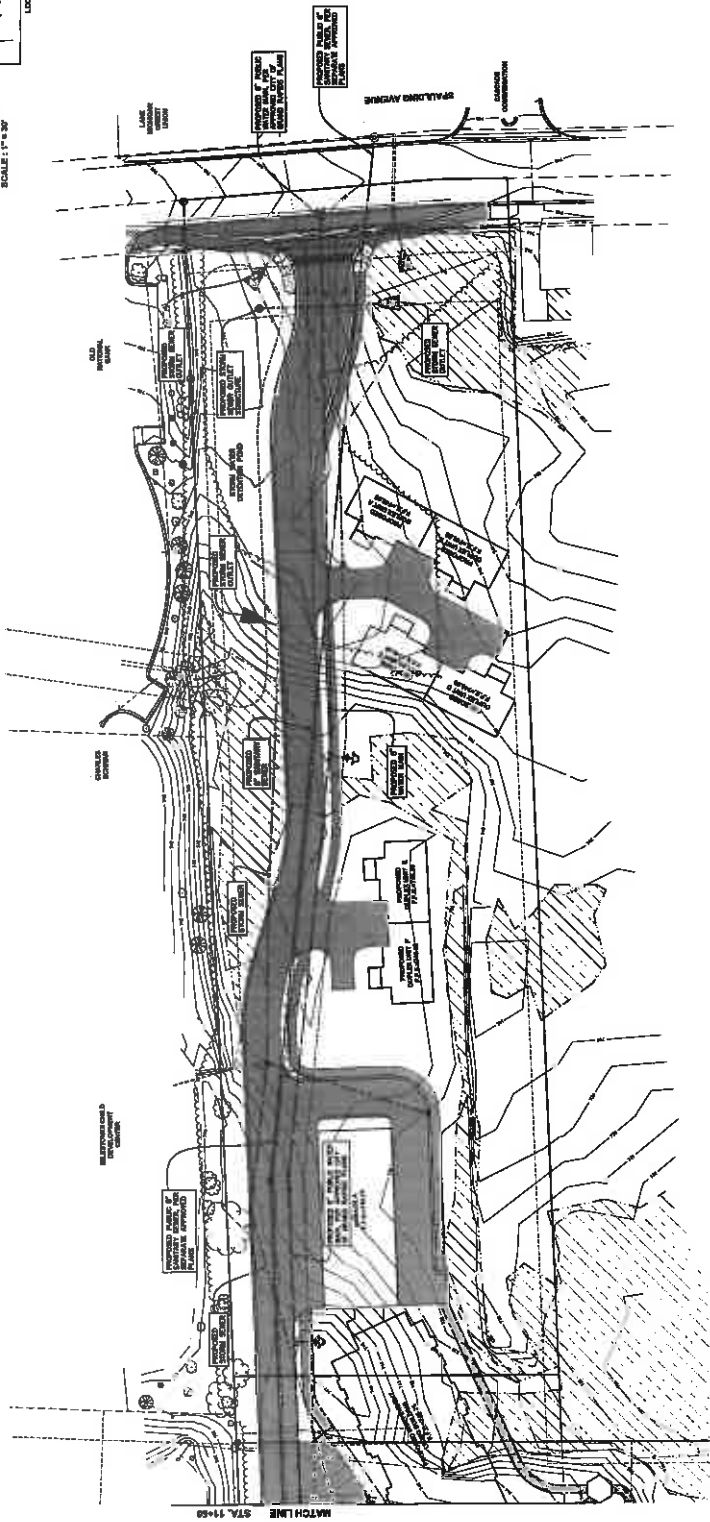
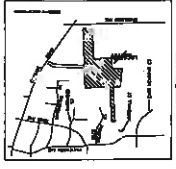


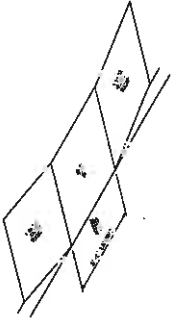


- GENERAL NOTES:**
1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SERVICES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SERVICES.
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 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SERVICES.

PROJECT NO.	100-100000
DATE	10/1/2010
SCALE	1" = 20'
PROJECT NAME	UTILITY PLAN FOR CASCADE TRAILS
CLIENT	CASCADE TRAILS, WEST COUNTY, MICHIGAN
DESIGNER	MOORE & BRUGGINK, INC.
PROJECT LEADER	MOORE & BRUGGINK, INC.
DATE	4 OF 7



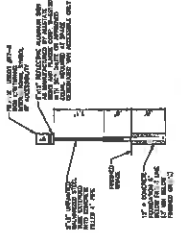




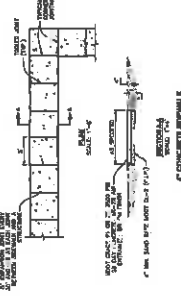
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SECTION 11-1



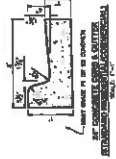
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SECTION 11-1



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SECTION 11-1



REINFORCEMENT BAR CASING
SECTION 11-1



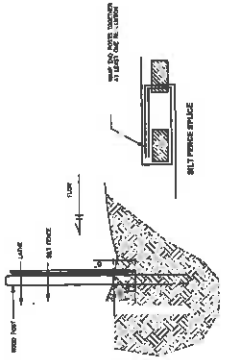
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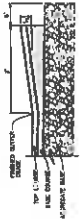
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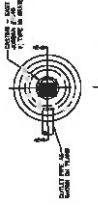
REINFORCEMENT BAR CASING
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SECTION 11-1

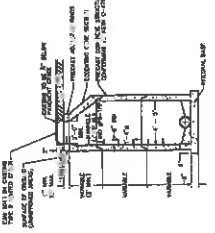


REINFORCEMENT BAR CASING
SECTION 11-1

NOTES:

1. ALL REINFORCEMENT SHALL BE #4 UNLESS OTHERWISE NOTED.
2. ALL REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.
3. ALL REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.
4. ALL REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.
5. ALL REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.

EXTERIOR LIGHT PROTECTION



REINFORCEMENT BAR CASING
SECTION 11-1

PROJECT NO.	100-000000
DATE	10/1/00
SCALE	AS SHOWN
DESIGNED BY	J.M.
CHECKED BY	J.M.
APPROVED BY	J.M.
DATE	10/1/00
7 OF 7	



FOR SITE DETAILS
CASCADE TRAILS
 CASCADE TOWNSHIP, WENT COUNTY, MICHIGAN
MOORE & BRIDGMAN, INC.
 Consulting Engineers
 10000 Grand Rapids, Michigan 49506-0000
 Phone: (616) 952-2200 Fax: (616) 952-2201

