



PLAINFIELD CHARTER TOWNSHIP
KENT COUNTY MICHIGAN
ORDINANCE # ____

ORDINANCE TO AMEND THE ZONING ORDINANCE OF PLAINFIELD CHARTER
TOWNSHIP

**5670 Jupiter Avenue; 6107 West River Drive; 6117 West River Drive
Banks of Belmont Rezone**

PLAINFIELD CHARTER TOWNSHIP ORDAINS:

Section 1. The Plainfield Charter Township Zoning Ordinance and Zoning Map are hereby amended to rezone the following described properties from R-1B, Residential being Chapter 9 of the Plainfield Charter Township Zoning Ordinance, to R-3, Residential, being Chapter 12 of the Plainfield Charter Township Zoning Ordinance, and then immediately to PUD, Planned Unit Development being Chapter 28 of the Plainfield Charter Township Zoning Ordinance, in accordance with the Concept Plan described herein and subject to the terms and conditions of this Ordinance:

Permanent Parcel Numbers:

5670 Jupiter Avenue NE, 41-10-22-151-005
6107 West River Drive NE, 41-10-22-151-006
6117 West River Drive NE, 41-10-22-151-045

Legal Descriptions:

5670 Jupiter Avenue

N 250 FT OF S 664.5 FT OF W 260.6 FT OF SW 1/4 SW 1/4 NW 1/4 SEC 22 T8N R11W 1.50 A.

6107 West River Drive

W 260.6 FT OF SW 1/4 SW 1/4 NW 1/4 EX N 250 FT * SEC 22 T8N R11W 2.45 A.

6117 West River Drive

411022151045 SW 1/4 SW 1/4 NW 1/4 EX E 2 A. & EX W 260.6 FT & EX S 250.0 FT OF E 133.0 FT OF REMAINDER * SEC 22 T8N R11W 3.26 A. SPLIT ON 04/08/2004 FROM 41-10-22-151-01941-10-22-101-029;

Section 2. That the rezoning as provided for in section 1, above, as authorized by Chapter 28 of the Plainfield Charter Township Zoning Ordinance, is expressly subject to all of the following terms and conditions:

- a) **Concept Plan.** The development of the property must comply in all respects with the Concept Plan, Renderings, and all other materials submitted at the May 26, 2026 Planning

Commission meeting except where the plans have been changed, revised, or modified by this Ordinance or condition of approval.

- b) **Site Plan Approval Required.** Site plan approval by the Planning Commission is required for this project.
- c) **Landscaping / Lighting.** The developer shall provide a detailed landscaping and lighting plan to be reviewed and approved by the Planning Commission during site plan review.
- d) **Signage.** Signage shall be consistent with the signage regulations for the R-3, Residential Zone District.
- e) **Building Design.** The building design and materials shall be of high quality and blend with the character of the surrounding neighborhood. Building renderings shall be reviewed and approved by the Planning Commission during site plan review.
- f) **Building Height.** No building shall exceed 35 feet in height.
- g) **Natural Features Preservation.** The natural wood stands within the Open Space areas that act as a buffer to the neighboring single-family residential areas as described on the Concept Plan shall be preserved in perpetuity with a Conservation Easement to be recorded with the property.
- h) **Residential Amenities.** The applicants shall provide the residential amenities as described in the Concept Plan including the following and shall be completed prior to final occupancies of any two buildings.
 - a. Pickleball Court
 - b. Dog Park
 - c. Playground
- i) **Amendments.** Community Development Department staff may approve minor amendments to the site layout as provided in Chapter 28, Planned Unit Development, of the zoning ordinance. A substantial change in the concept plan will be referred for review by the Planning Commission.
- j) **Public Sanitary Sewer and Public Water.** The development shall be served by a public water supply system and a public sanitary sewer system. All aspects of the sanitary sewer system and water supply system shall be subject to the approval of the Township Engineer and applicable agencies.
- k) **Storm Water Drainage.** The applicant shall submit a storm water drainage plan. The storm water drainage plan and the design construction and operation of the storm water drainage system shall comply in all respects with the Township's Storm Water Management Ordinance. The drainage plan and storm water drainage system for the development shall be reviewed by the Township Engineer and shall be subject to the engineer's approval, under the terms of the Chapter 28, Article VI, Stormwater Management, of the Plainfield Charter Township Code of Ordinances.

Section 3. Additional Provisions. That all the provisions of the Plainfield Charter Township Zoning Ordinance and other applicable Township ordinances shall control the development except

where inconsistent with this Ordinance or the Concept Plan. In the event of a conflict between the provisions of the Concept Plan and this Ordinance, the provisions of this Ordinance shall control.

Section 4. Effective Date. This Ordinance shall become effective upon the expiration of 7 days after its publication or 7 days after the publication of a summary of its provisions in a local newspaper of general circulation.

Yeas:

Nays:

Absent:

Motion carried. Ordinance # _____ declared adopted.

Plainfield Charter Township Clerk