

Belmont Square Townhomes

The developer, Jeff Hill, wishes to rezone the PUD on the lot located at 2375 Belmont Center Drive (corner of Belmont Avenue and Belmont Center Drive), currently known as Unit 9 Belmont Farms Condominium, to allow for residential and a multi-family townhouse project.

The current zoning of the lot is PUD Commercial and the hope is to get it rezoned to PUD Residential to allow for medium-density residential. The developer plans to put 12 - 13 townhouses on the site with front porches facing out toward Belmont Center Drive and Belmont Avenue, rear-loaded garages, and overflow parking pushed toward the back of the site. No parking is being considered along either drive at this time. A service drive will connect to site to the North and line up with the daycare to the South (see sketch) and provide access to the garages in the back.

The intent is to have these townhomes “for sale” to the market. Each unit will be 2 - 3 bedrooms and average around 1400 - 1550 square feet without basements. Exterior maintenance will be provided by an HOA to be established at the time of commencement of construction or thereabouts. There is an existing Master Deed which governs the Belmont Farms Condominium and this project will have its own Master Deed and governing body that will work to complement the other.

The total project value will be around \$5.0 Million.

This project seeks to achieve three goals:

1. Provide “missing-middle” housing to the marketplace, as spelled out in the Plainfield Township Master Plan of 2024. Average sale price is anticipated in the \$375,000 - \$425,000 range (2026 pricing)
2. Provide infill housing in Belmont Village per the Master Plan and support both retail and commercial in a village atmosphere: “This plan calls for infill residential development with a denser and varied housing stock, with architecture and character that makes sense for the area.”
3. Provide housing in a very tight housing market in a desirable area in West Michigan due to its proximity to recreational amenities, sidewalks, the White Pine Trail and future Grand River Network connections, nearby eateries, the YMCA and residing within the Rockford School District.

2375 Belmont Center Drive is under contract with the current owner, Richard White/Next Level Strategies LLC, who owns the office building just to the North. Closing is anticipated for fall of 2026 with ground breaking in early 2027, pending approvals and due diligence.

The developer is in early talks with CopperRock Construction and Nederveld Engineering to provide professional engineering and construction services. Both have a long history of similar projects throughout Michigan and the Midwest.

Jeff Hill is a Realtor in West Michigan and has worked in new home sales and marketing since 1998, where he has worked for some of the largest and most notable builders such as Eastbrook Homes, Bosgraaf Homes, Redstone Group, Jim Tibbe Homes and JTB/Interra Homes. He is also active in the community and has served in roles with the Grand Rapids Chamber of Commerce Leadership Programs, Grand Rapids Community Foundation, and the West Michigan Mountain Biking Alliance.

Thank you for your consideration.

Contact:

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