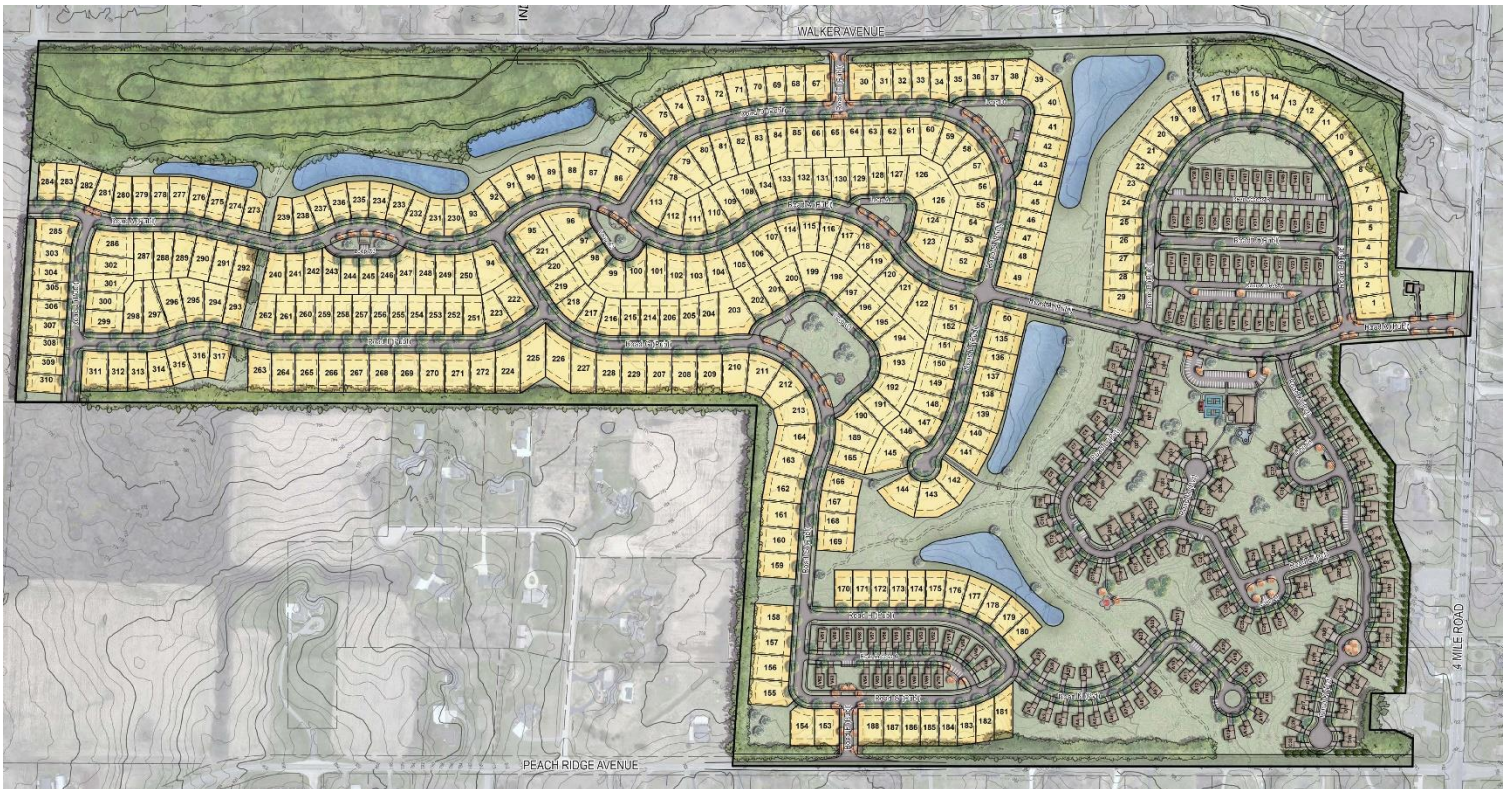


WILDER CROSSINGS

PRELIMINARY OPEN SPACE NEIGHBORHOOD PUD REZONE SUBMITTAL

ALPINE TOWNSHIP, MICHIGAN

Revised January 30, 2023

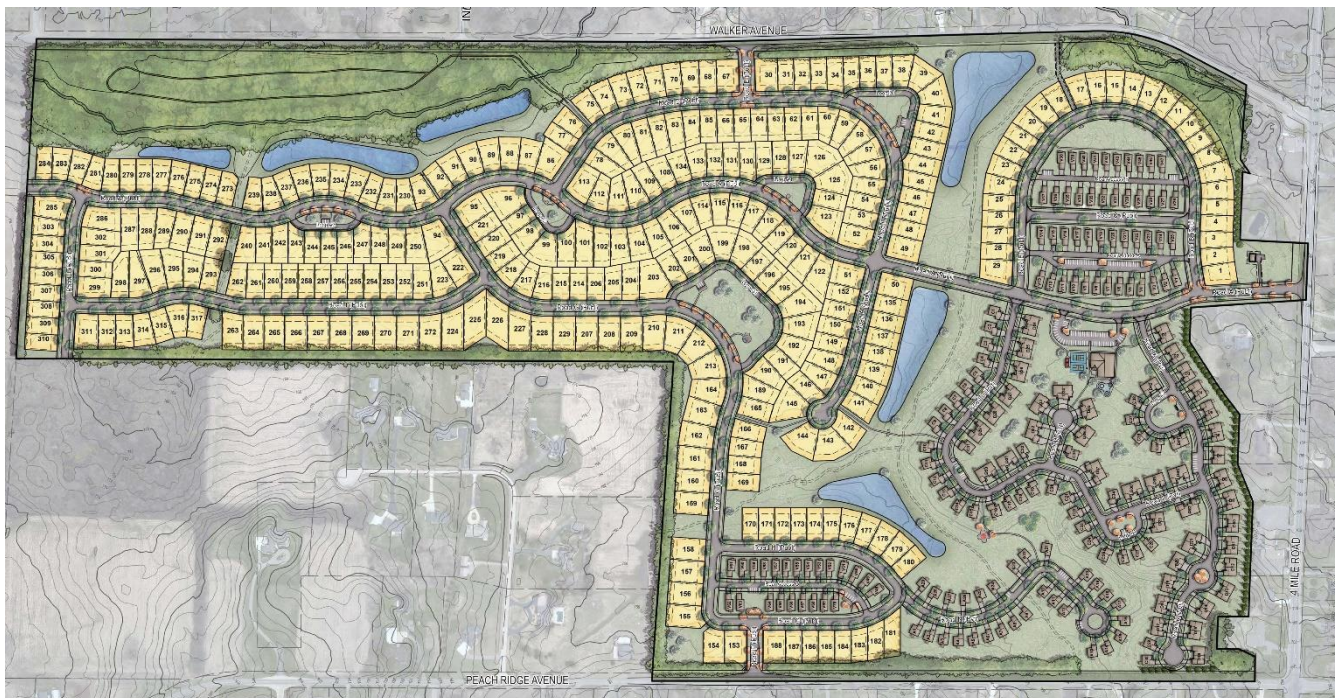


Wilder Crossings PUD

PROJECT OVERVIEW

The proposed Wilder Crossings Planned Unit Development (PUD) employs the Open Space Neighborhood Planned Unit Development [OSN-PUD] zoning standards to transition an existing 208-acre golf course into a distinctive, pedestrian-oriented residential neighborhood in Alpine Township. The proposed neighborhood will provide single-family lots (317 lots); rear-loaded detached single-family condominiums (70 units); detached, slab-on-grade, zero-step villa-style single-family condos (29 dwelling units); detached villa-style single-family condominiums with basements (38 dwelling units); and attached single-family condos (84 attached dwelling units in 42 buildings).

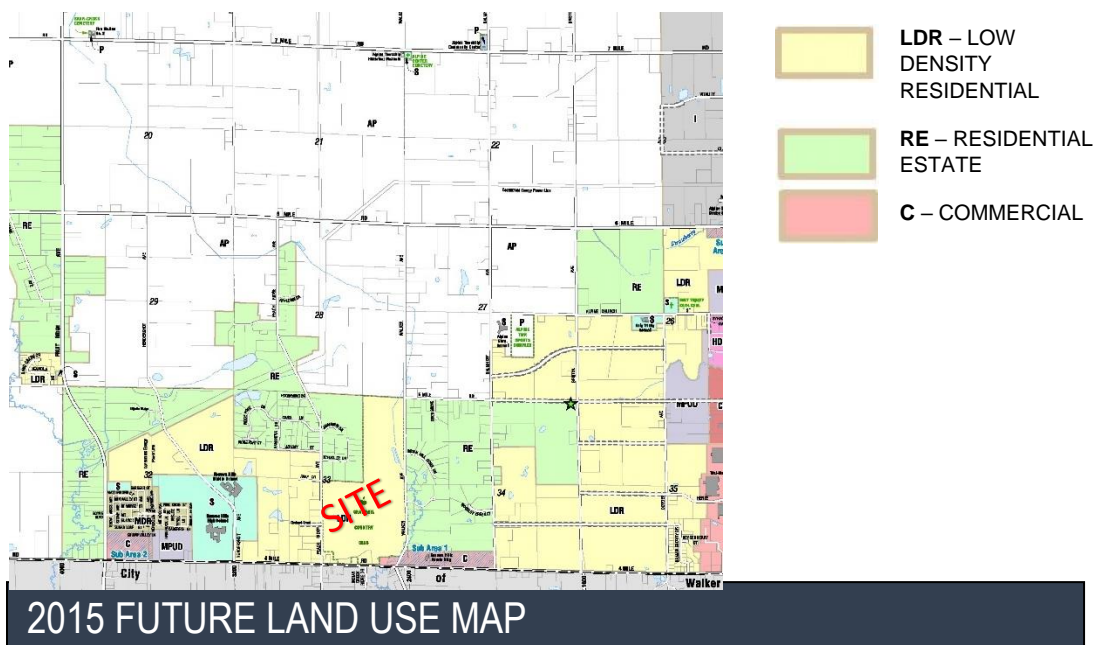
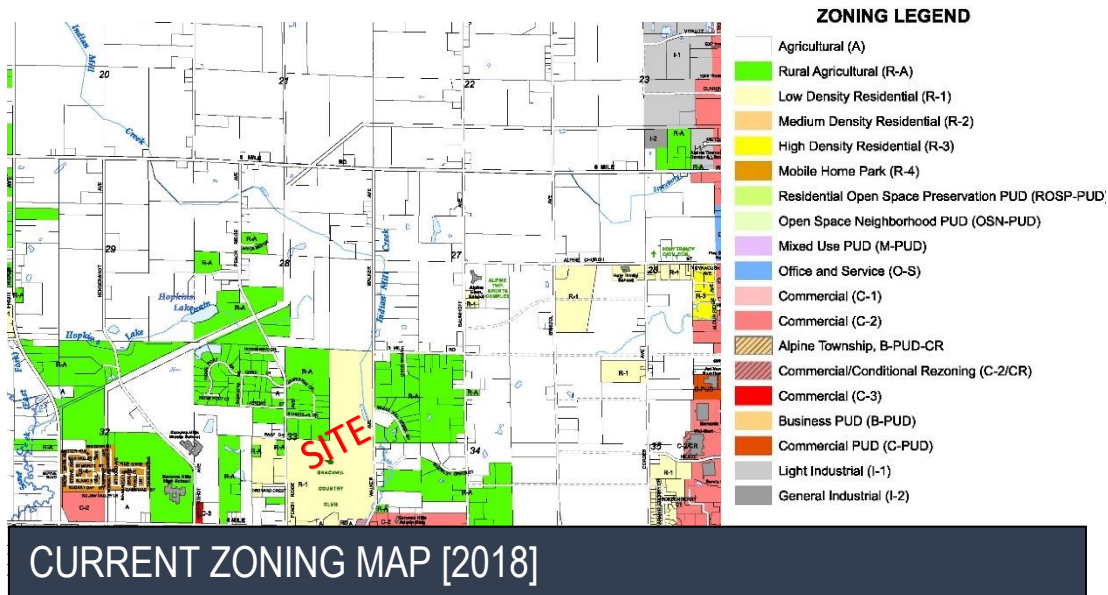
The various communal open spaces meandering throughout the development are the defining features of the proposed Wilder Crossings PUD. The vast majority of the single-family dwellings directly border open space, which accounts for approximately 35% of the overall site. Those that do not directly abut an open space are connected to these shared spaces via the ample sidewalks that line the proposed neighborhood's streets. Paved walkways weave through residential units, allowing residents to easily visit neighbors, walk through naturalized prairie, take one's dog for a walk, relax at the numerous seating areas overlooking one of the neighborhood's ponds, or enjoy the amenities at the community clubhouse. The clubhouse hosts an array of activities, including a splash pad and two pickleball courts.



Wilder Crossings PUD

ZONING SUMMARY

Currently the proposed Wilder Crossings PUD is located within the R-1: Low Density Residential District (see Current Zoning Map below). The 2015 Alpine Township Master Plan Update designates the subject property as Low Density Residential [LDR] (see 2015 Future Land Use Map below Zoning Map). The LDR land use designation is described by the Master Plan as corresponding to the R-1 and the Open Space Neighborhood Planned Unit Development [OSN-PUD]. This submittal is seeking a rezone from the R-1 District to OSN-PUD District, as is consistent with the community supported Master Plan.



Wilder Crossings PUD

The OSN-PUD regulations have been utilized in the development of this plan to provide a context-sensitive, market-responsive mix of housing types while preserving a significant amount of the site area as community open space. A reoccurring community sentiment expressed in the current Master Plan is the desire for greater mix of well-maintained housing options. The Wilder Crossings PUD leverages the flexibility afforded through the OSN-PUD Zoning District regulations to create a diversified blend of housing that advances the Township's goals (see Goal 2 of the Alpine Township Master Plan), fulfilling the needs of a broader array of residents compared with what is allowed by the site's current R-1 zoning designation. The reduced setbacks and expansion of residential use (allowing for up to four-unit buildings) of the requested zoning allows the Wilder Crossings PUD to reach the financial feasibility required to provide quality homes at this scale while preserving large expanses of common open spaces. These shared open spaces include various passive and activity recreational opportunities that would likely not be part of a conventional R-1 neighborhood.

The overall density of the proposed Wilder Crossings PUD is 2.65 units per acre (2.99 units per acre under the Ordinance definition), which is under the allowable density of 3.0 units per acre per Section 14A.04(a) of the Alpine Township Zoning Ordinance. Furthermore, the allowable proportions of single-family detached dwellings, two-family dwellings (15% of total units allowable), and multi-family dwellings (15% of total units allowable) aligns well with the ordinance requirements, with dwelling unit type percentages of 74.0%, 15%, and 11% respectively. The mix of housing types provides for a more sustainable and successful development, reaching many age group demographics and income & wage abilities, while providing a desired housing mix for the community.

Wilder Crossings PUD

NARRATIVE STATEMENT

SECTION 22.01: Purpose and Intent

The purpose of this chapter is to set forth procedures and approval standards to rezone land in Alpine Township to a Planned Unit Development District designation. Planned Unit Development Districts are intended to permit a degree of flexibility from conventional zoning regulations found in non-PUD Districts. Because of this, a thorough review by both the Planning Commission and Township Board is necessary to ensure compliance with the objectives and standards of this Ordinance.

It is the intent of this Chapter is to provide a process and standards for the review and approval of Planned Unit Developments to achieve the following objectives:

- A. To provide desirable living, shopping, and working environments by preserving as much of the natural character of the property as possible, including but not limited to open space, stands of trees, brooks, ponds, floodplains, hills, and similar natural assets.

As a golf course, the current condition of the proposed Wilder Crossings PUD, although scenically beautiful, is a large deviation from a site with many truly “natural” characteristics. It is commonly known that the operations for a functioning golf course can negatively impact the environment through high water usage and impactful chemical use (herbicides and pesticides), as well as taking up large amount of land for a homogenous land use that serves relatively few people. The proposed Wilder Crossings PUD seeks to reimagine this golf course site as a dynamic, multi-type residential community that consolidates the current patchy strips of trees into larger, more ecologically substantive communal spaces that serve residents of all ages and abilities.

The existing pond and sections of Indian Mill Creek that meanders along the southeast and northeast portion of the site will be preserved as a Primary Conservation Areas (PCA). Consolidating these natural resources within large open spaces and providing larger vegetative buffers along them allows for the waterways to re-naturalize, benefitting both the onsite and downstream health of the creek. The existing stand of mature trees along the steep slope in the southwest portion of the site will also be preserved as PCAs. Grading will also be limited, whenever possible, within existing stands of trees along the borders of the property to enhance the feeling of privacy among existing adjacent residents and future Wilder Crossings PUD residents. Similarly, trees along Peach Ridge and Walker will be preserved where practical, as shown on the provided Grading and Utilities Plan.

Wilder Crossings PUD

- B. To encourage the provision of open space and the development of recreational and other support facilities in a generally central location within reasonable distance of all living units.

As an OSN-PUD, the various community open spaces meandering throughout the development are the defining features of the proposed Wilder Crossings PUD. The vast majority of the single-family dwellings directly border open space. Those that do not directly abut an open space are connected to these shared spaces via the ample sidewalks that line the proposed neighborhood's streets. Paved walkways weave through residential units, allowing residents to easily visit neighbors, walk through naturalized prairie, take one's dog for a walk, relax at the seating areas overlooking one of the developments three ponds, or go to the community clubhouse. The clubhouse hosts an array of activities including a splashpad and pickleball courts.

- C. To encourage developers to use a more creative and imaginative approach in the development of residential, commercial, and industrial uses or a combination of such uses.

The flexibility permitted by the OSN-PUD allows the proposed Wilder Crossings PUD to address the need for more housing options, as expressed in the Alpine Township Master Plan, in an imaginative way to create a market-responsive, contextually-sensitive, pedestrian-oriented community asset.

The blend of unit types proposed would diversify the housing options provided within Alpine Township. A reoccurring sentiment of residents expressed in the Township's Master Plan was the need for more single-family housing options and specifically options for seniors. Seniors are increasingly seeking options to downsize in areas that offer low-maintenance housing options (often condos) with a range of age-appropriate recreational opportunities. Similarly, young professionals or those without children often seek housing options that are more compact (such as the proposed two-unit and four-unit dwellings) and offer quick access to the arterial roads. The flexibility permitted by the OSN-PUD zoning regulations allows the Wilder Crossings PUD to advance the goals of the Alpine Township Master Plan by providing a diversified mix of housing options that suit the needs for people at various stages of life.

Wilder Crossings PUD

- D. To allow phased construction with the knowledge that subsequent phases will be constructed as originally planned and approved by the Township.

It is the intent that the development will be phased, keeping portions of the golf course operational while waiting for the construction of initial phases. A phasing plan has been included on the provided Site Layout Plan. It is the intent of the applicant that the Wilder Crossings PUD will be constructed in essence as proposed. It is understood that any modifications to an approved PUD would be subject to Section 22.09 of the Alpine Township Zoning Ordinance; however, flexibility should be granted in determining exact size and configuration of phases, due to ever-evolving market conditions.

- E. To promote flexibility in design and location of structures.

Reduced lot sizes for single-family lots allow for a more compact design, compared to traditional zoning, which consolidates open space and fosters a sense of place and community. Reduced front yard setbacks work to help bring homes closer to the street, activating the public realm. By regulating building placement for the remaining unit types by proximity of surrounding elements (dwelling units, roads, rear access lanes, sidewalks, etc.) the overall design provides meaningful pedestrian-oriented spaces and increased connectivity among residents of the proposed community.

- F. To promote the efficient use of land for a more economic arrangement of buildings, circulation systems, land use, and utilities.

The Wilder Crossings PUD is able to utilize the flexibility afforded by the OSN-PUD Zoning District to create a more compact and efficient residential neighborhood compared to regulation of the current R-1 District. Reducing lot sizes, allowing for attached single-family dwellings (up to four-unit buildings), and regulating proposed dwelling locations based on proximity to adjacent features (streets, rear access lanes, sidewalks, etc.) all reduce the amount of space and roadway per unit required to approach the allowable density of 3 units per acre.

- G. To combine and coordinate architectural styles, building forms, and building relationships within the planned unit development.

The applicant has an established history of creating high-quality residential communities that effectively blend traditional and modern forms in their architecture and planning. Homes will vary in form yet be unified through a common design vernacular and use of materials that will give the proposed Wilder Crossings PUD a distinctive sense of place. Sample home styles and

Wilder Crossings PUD

example home elevations that display the creativity, variety, and quality of craftsmanship have been furnished with the submittal package.

- H. To ensure a quality of construction commensurate with other developments within the Township.

The applicant has successfully developed numerous large-scale residential neighborhoods, and takes great pride in building neighborhoods with lasting, time-honored design and attention to detail. All types of units will be constructed to of high-quality materials that meet or surpass standards. Sample home footprints and elevations have been provided as part of this submittal package to illustrate the creativity, variety, and quality of craftsmanship intended for each unit type.

- I. To allow for improved vehicular and pedestrian traffic management and regional storm water system design.

The proposed Wilder Crossings PUD employs street calming measures throughout the design to promote a safe yet navigable road network. Winding, treelined roads and 3-way stops calm traffic. Private cul-de-sacs and eyebrows provide slow moving private streets for small clusters of residences. Rear access lane-loaded units allow units to have more of a prominent architectural presence, reduce curb cuts along roadways, and reduce the visual presence of automobiles within the development.

Stormwater will be managed in accordance with Alpine Township standards through the use of on-site detention ponds. The detention ponds have been sized to meet exceed Alpine Township standards and meet or exceed current criteria specified by the Kent County Drain Commissioner employing Lower Grand River Organization of Watersheds (LGROW) methodology.

Wilder Crossings PUD

Section 22.05: Standards for Preliminary Development Plan and PUD Rezoning Approval

In order to approve a preliminary development plan and PUD rezoning, the Planning Commission must find, and the Township Board must affirm, that all of the following standards are met:

- A. Granting the PUD rezoning will result in a recognizable and substantial benefit to ultimate users of the project and to the community, and the benefit would otherwise be unfeasible or unlikely to be achieved under conventional zoning.

The Wilder Crossings PUD leverages the flexibility afforded through the OSN-PUD Zoning District regulations to create a diversified mix of housing that advances the Alpine Township Master Plan (see Goal 2). This flexibility in site regulating standards and expansion of residential use allows the Wilder Crossings PUD to provide a market-responsive blend of housing options that suits the needs of a broader array of residents compared with what is allowed by the site's current R-1 zoning designation. The OS-PUD standards allow the applicant to create efficiencies within the design that can be translated into more attainable price points for homes and larger amounts of amenities. Furthermore, the compact clustering of homesites made financially feasible by the proposed PUD standards allows for large expanses of shared open spaces. These community open spaces include various passive and activity recreational opportunities that would likely not be part of a conventionally zoned R-1 neighborhood.

- B. The PUD will not result in a significant increase in the need for current or anticipated public services and facilities, will not result in unsafe traffic movements, and will not place a significant burden upon surrounding lands or the natural environment, unless the resulting adverse effects are adequately provided for or mitigated by features of the PUD as approved.

The proposed Wilder Crossings PUD is not expected to place a significant burden on the current or anticipated public services and facilities. Traffic movements will be coordinated with the Township Engineer and Kent County Road Commission to affirm all proposed roads will be adequately designed and constructed per Township of County standards. To minimize the visual impact of the proposed development on existing adjacent homes and roadways, existing trees along existing property lines (the boundary of the overall site) will be preserved whenever feasible.

Wilder Crossings PUD

Such comparisons in this area and related areas should be made between the proposed PUD plan and what is allowed under the existing R-1 zoning. It is not useful or correct to compare the final build-out of the proposed PUD plan to the current state of the existing golf course. The land is zoned for residential use, so any comparisons to the existing golf course will incorrectly portray these differences.

With respect to the alternative option of the entire site being developed for 90' lots under the current R-1 zoning, the proposed PUD plan represents either an improvement upon or no noticeable difference in terms of traffic volumes, loading of public services, or burdening of adjacent lands or natural environments.

- C. The PUD will be compatible with the Alpine Township Master Plan and shall be consistent with the intent and purpose of this chapter and other applicable chapters of this Ordinance.

Currently the proposed Wilder Crossings PUD is located within the R-1: Low Density Residential District. The 2015 Alpine Township Master Plan Update designates the subject property as Low Density Residential [LDR]. The LDR land use designation is described by the Master Plan as corresponding to the R-1 and the Open Space Neighborhood Planned Unit Development [OSN-PUD]. This submittal is seeking a rezone from the R-1 District to OSN-PUD District, as is consistent with the community supported Master Plan. The proposed PUD meets the intent and purpose of Chapter 22 per the previous section of this narrative as well as the standards established in Section 14.A.

- D. The PUD is designed to ensure compatibility with adjoining land uses.

The land is currently zoned R-1, for 90' wide, single-family lots. The underlying zoning allows these lots to back-up to adjacent properties without any screening/buffer area. It also allows 90' 'splits' along primary roads – meaning all Peach Ridge and Walker frontage could be gutted of vegetation and replaced with driveways every 90'.

The proposed Wilder Crossings PUD replaces the negative impact the R-1 zoning has on adjacent property owners with solutions that are sensitive to Schindler Drive residents, residents who live on the opposite side of the Walker and Peach Ridge shared frontages, and any other Township Resident who drives by.

Wilder Crossings PUD

Wilder Crossings maintains the 90' R-1 lot width on all lots backing up to Schindler Drive. In addition to an excess of the R-1 requirements, a strip of open space has been added between the PUD lots and the Schindler lots. This space provides (1) additional physical separation between uses and (2) a conflict-free space between the PUD and Schindler lots. The strip of open space prevents clearing of existing screening vegetation in this area, and also increases the physical distance between Schindler lots and pools, sheds, and other backyard improvements of future Wilder Crossing Residents.

Residents who drive by, or who live along the shared Walker and Peach Ridge frontages, will appreciate that all proposed PUD homes will front on internal roads. This choice preserves the mature vegetation around the project's perimeter. R-1 zoning allows for 90' lots along Peach Ridge and Walker – so the PUD's offer to preserve the rural character of these frontages offers a solution that vastly improves upon the requirements of the underlying zoning.

(see provided Illustrative Site and Landscape Plan Rendering).

- E. The PUD will not result in significant adverse effects upon nearby or adjacent lands and will not change the essential character of the surrounding area.

The proposed residential use of the Wilder Crossings PUD is a contextually appropriate land use that will not pose any significant adverse effects upon nearby lands. The PUD proposes a residential development surrounded on virtually all sides by residential development. Preservation areas and landscape buffers along the boundary of the proposed PUD will help to assuage any perceived impact the future development may have.

- F. The PUD preserves, insofar as practical, individual trees or stands of trees, fields, hillsides, wetlands, floodplains, other bodies of water, scenic views, steep slopes, and similarly significant existing natural features.

The proposed Wilder Crossings PUD preserves all primary conservation areas as defined in the OSN-PUD ordinance. In addition, care was taken to design interior green spaces and roads in a way that best-preserved as many existing, signature trees as possible. The underlying R-1 zoning requires no degree of tree preservation. The combined effects of:

(1) preservation of primary conservation areas as defined by the Alpine Township OSN-PUD ordinance

Wilder Crossings PUD

(2) a proactive and supplemental commitment by the developer to preserve as many internal, signature trees as possible on a phase-by-phase basis

(3) preservation of existing, perimeter screening and its associated, existing, scenic views go above and beyond requirements of the underlying R-1 zoning, which itself makes little-to-no effort to save any existing vegetation. These efforts proposed under the proposed OSN-PUD robustly meet the standard set by this ordinance.

An additional point is that the Wilder Crossings PUD landscape plan and streetscape plan provide more than 700 trees which will replace many of the internal trees removed during development. These new trees will be watered and cared for, and will be of higher quality and of more desirable species than the existing trees they will replace – many of which are sick, dying, or of undesirable species. Because tree clearing and planting will occur on a phase-to-phase basis (not all-at-once), removal and replacement of trees will occur on a long-term ‘rolling-basis’ over 20+ years. This means that new trees will have an opportunity to grow into themselves while still-supplemented by large, existing trees in the yet-to-be-developed areas.

- G. The proposed PUD shall not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, or glare.

The proposed PUD will not be hazardous to adjacent properties or involves uses as described above.

- H. The proposed PUD and uses within the PUD shall meet all applicable local, state, and federal statutes and regulations.

The proposed PUD will meet all applicable local, state, and federal statutes and regulations.

- I. The proposed PUD shall satisfy the general standards for site plans pursuant to Section 18.06(a).

The proposed Wilder Crossings PUD will shall satisfy the general standards outlined in Section 18.06(a) of the Alpine Township Zoning Ordinance unless otherwise approved by the Alpine Township Planning Commission.

Wilder Crossings PUD

Open Spaces

The open spaces within proposed Wilder Crossings have been purposefully designed and placed within the site for to benefit both neighboring properties and the future residents and guests of Wilder Crossings.

Active open space amenities for residents and their guests include the large, centrally located clubhouse with ample parking for those who wish to drive to the central open space area, sidewalks for those who wish to walk to it, covered seating area next to two pickleball courts, a splash pad, and a professional landscaping around and near the amenities.

Passive open spaces within the development serve many different functions, which include benefits to not only Wilder Crossings, but the community at large. For instance the peripheral bands of open space are intended to preserve the mature trees that line the boundary of the site. This helps to preserve long-established viewsheds along the existing roads and provide a visual buffer from neighboring properties. The trees also provide a vegetative buffer, helping with stormwater management and site stabilization.

Additionally, the large preserved area of open space at the northeast portion of the site (along Walker Avenue) also helps to preserve long-established viewsheds – and also serves to permanently protect the existing floodplain and the existing wetland area. Additionally, a trail and creek crossing will be provided for active recreation within the northeast open space area. Preservation of trees, wetlands, and floodplain is also accomplished near the southeast portion of the site along Walker Avenue.

Finally, the proposed detention areas that serve Wilder Crossings have been sized to meet LGROW criteria for stormwater management, which substantially exceeds current Township requirements. Wilder Crossings is proposing approximately 26.56 acre-feet of storage, while the Township standards call for approximately 17.44 acre-feet of stormwater storage. This helps to greatly reduce stormwater runoff rates to the creek during large rainfalls.

Wilder Crossings PUD

ZONING REGULATION MODIFICATIONS

The following is a table of requested deviations from the current R-1, Low Density Residential Zoning District compared to the proposed Wilder Crossings PUD standards.

	R-1	Proposed PUD	Deviation
Permitted Uses	One single-family dwelling on each lot Two-family dwelling units upon Lamoreaux Drive, 4 Mile Road and 10 Mile Road between M-37 and Division Avenue (Ord. No. 14-04; 10/20/14)	One single-family dwelling on each lot Two-family dwelling units	Two-family dwelling units
Front Yard	35 ft. from each right-of-way	Single-family Lots = 25 ft. to right-of-way (30 ft for those lots along the Schindler's development) Two-family Dwellings = 22 ft. min. sidewalk or pavement to garage	Single-family Lots: 5 ft to right-of-way Two-family Dwellings: 13 - 24 ft. from each right-of-way
Side Yard	Single-family Dwellings = 5 ft. min. on each side Two-family Dwellings = 10 ft. min. on each side	Single-family Dwellings = 5 ft. min. on each side Two-family Dwellings = 14 ft. min. building to building separation (measured from foundation wall to adjacent foundation wall)	Two-family Dwellings: 6 ft. min.
Rear yard	Single-family Dwellings = 50 ft. min.	Single-family Dwellings = 25 ft. min.	Single-family Dwellings: 25 ft.
Lot Area (serviced by public water and sewer)	Single-family Dwellings = 13,500 sq. ft. min. Two-family Dwellings = 15,000 sq. ft. min.	Single-family Dwellings = 8,500 sq. ft. min. Two-family Dwellings = N/A	Single-family Dwellings: 5,000 sq. ft. min. per lot Two-family Dwellings: 15,000 sq. ft. min. per building (condominiumized, lot area not applicable)
Lot Width (serviced by public water and sewer)	Single-family Dwellings = 40 ft., 90 ft. at the required front yard setback Two-family Dwellings = 40 ft., 100 ft. at the required front yard setback	Single-family Dwellings = 65 ft. min at the required front yard setback (<i>with many lots ranging up to 90 ft and wider</i>) Two-family Dwellings = N/A	Single-family Dwellings: 25 ft. Two-family Dwellings = 100 ft.
Rear-Loaded Single Family	No Standard	Garage-to-alley = 22 ft. min. Porch to right-of-way = 6 ft. min. Building separation (foundation wall to foundation wall) = 10 ft.	No standard to compare to.

Wilder Crossings PUD

Planning Commission and Public Hearing Input

In response to the feedback collected during the Planning Commission meetings on November 17, 2022 and December 15, 2022, the Wilder Crossings team has completed several minor plan alterations that help to address many of the comments that were expressed during those meetings. A summary of the minor plan alterations include the following:

- Stormwater detention is now proposed for only the Wilder Crossings project. As a result, the size of the ponds and amount of overall detention is now sized solely for the project itself (using Lower Grand River Organization of Watersheds (LGROW) methodology).*
- The overall unit count has been decreased from 567 units to 538 units.*
- The stormwater flowpaths presented in the November public hearing were noted as “drainageways” by the Planning Commission. As such, these areas are now shown as Primary Conservation Features.*
- Offsite drainage will be allowed to flow across the site without further treatment (just as it has in the past). Culverts will be placed to properly convey flows from offsite properties where new roads cross drainage paths.*
- Buffering to adjoining properties has been increased, especially evident along the rear lot lines of the Schindler’s development.*
- The 4-unit townhomes have been eliminated from the plan and have been replaced with detached single-family homes.*
- A walking trail has been added to activate the green space at the northeast portion of the site.*
- Rear yard ‘bioswales’ behind the single-family lots have been removed from the plan. This allowed for increased buffering to the Schindler Drive development.*