

CHAPTER 13C 4 MILE ROAD OVERLAY

(Ord. No. 21-03; 6/21/21)

SECTION 13C.01 THE 4 MILE ROAD CORRIDOR:

4 Mile Road serves as the boundary line between the City of Walker and Alpine Township. It also serves as a major road connecting Alpine Ave. (M-37) and Fruit Ridge Ave. and its interchange with I-96 to the south.

SECTION 13C.02 PURPOSE:

The purpose of the 4 Mile Road Overlay Zone is to provide for a set of zoning regulations to implement *Subplan A* of the Master Plan, and more specifically Sub Area #1 and Sub Area #2 within *Subplan A*. The specific purposes of this district are to:

- (a) Protect the transportation capacity of this important corridor by limiting, and controlling the number and location of driveways and requiring alternate means of access through cross access easements, shared driveways, services drives, and access from side streets.
- (b) Ensure sufficient right-of-way for future widening of 4 Mile Road as properties develop and re-develop.
- (c) Provide a non-motorized pathway along 4 Mile Road.
- (d) Preserve the planned residential and agricultural preservation areas to the north
- (e) Ensure minimum disruption to the planned adjacent residential land uses by prohibiting drive-through commercial uses.
- (f) Efficient provision and use of public utilities
- (g) Facilitate high-quality development and redevelopment of commercial and office districts through efficient site design.
- (h) Provide consistent development framework.
- (i) Require landscaping on sites along the corridor as they develop and redevelop to attain the desired green space, buffering between uses and the high quality appearance of the corridor.

SECTION 13C.03 GEOGRAPHIC AREA THE ZONING OVERLAY APPLIES TO:

The requirements of this overlay district apply to all land within 500 feet of, or gaining access from, 4 Mile Road between Fruit Ridge Ave. and 1,400 feet east of the centerline of Fruit Ridge Ave. and between Walker Avenue and Cordes Avenue; unless otherwise defined. The area is graphically illustrated on the Zoning Map.

SECTION 13C.04 APPLICABILITY:

The following standards shall not apply to developments approved prior to January 1, 2021; but would apply to subsequent amendments or modifications of such developments. However, the requirements of this overlay district shall apply to the elements of a development (including PUDs) approved prior to the effective date of the establishment of this overlay district, that were not specifically addressed in the conditions of approval. That may include building and parking lot setbacks, landscaping, parking, lighting, signage, grading, storm water management, motor vehicle and pedestrian access, and architectural facades and building design.

SECTION 13C.05 MODIFICATIONS TO SITE DEVELOPMENT STANDARDS:

Within the 4 Mile Overlay Zone, the following modifications to the Site Development Standards of the underlying zoning district will apply: front yard building and parking setbacks are measured from the edge of 4 Mile Road right-of-way as it existed on January 1, 2021; which is 33 feet wide from the road centerline to the edge of the right-of-way; the front setbacks listed below include a 20-foot requirement that could be future 4 Mile Road right-of-way; and, when the 20 feet of future right-of-way is acquired over time by the Kent County Road Commission, Alpine Township or the North Kent Sewer Authority, the resulting building and parking setbacks will be considered conforming.

Other than as indicated below, all other Site Development Standards contained in the Zoning Ordinance shall apply.

(a) **Building Setbacks:**

Front: 70 feet from the edge of the 4 Mile Rd. right-of-way as it existed on Jan. 1, 2021. (20 ft. future ROW + 50 ft. setback = 70 feet)

For a corner lot, 35 feet along the secondary street

Rear: 50 feet

(b) **Greenbelt:**

A 30 feet wide landscaped area shall be provided along the north portion of the sub-areas. This area shall be planted according to the standards of the Alpine Township Landscape Guidelines. Berming or a screen fence shall be provided within this landscaped area in order to help screen the

commercial and office uses from residential properties to the north and east.

(c) Parking setbacks:

Front: 40 feet from the edge of 4 Mile Road right-of-way as it existed on Jan. 1, 2021. (20 ft. of future ROW + 20 ft. setback = 40 feet)

Rear: 30 feet from rear lot line

(d) Lighting:

Light poles within 150 feet of a public or private road right-of-way, of any residentially-zoned property, or any property planned for residential uses; shall not exceed a height of 23 feet above the average grade of the surrounding surface.

SECTION 13C.06 NON-MOTORIZED TRANSPORTATION FACILITIES:

A paved non-motorized trail shall be provided along 4 Mile Road as properties develop or redevelop from Fruit Ridge Avenue to Cordes Avenue. Sidewalks or paved walkways from 4 Mile Road to on-site uses shall also be provided as required by the Planning Commission.

SECTION 13C.07 ACCESS MANAGEMENT AND CIRCULATION:

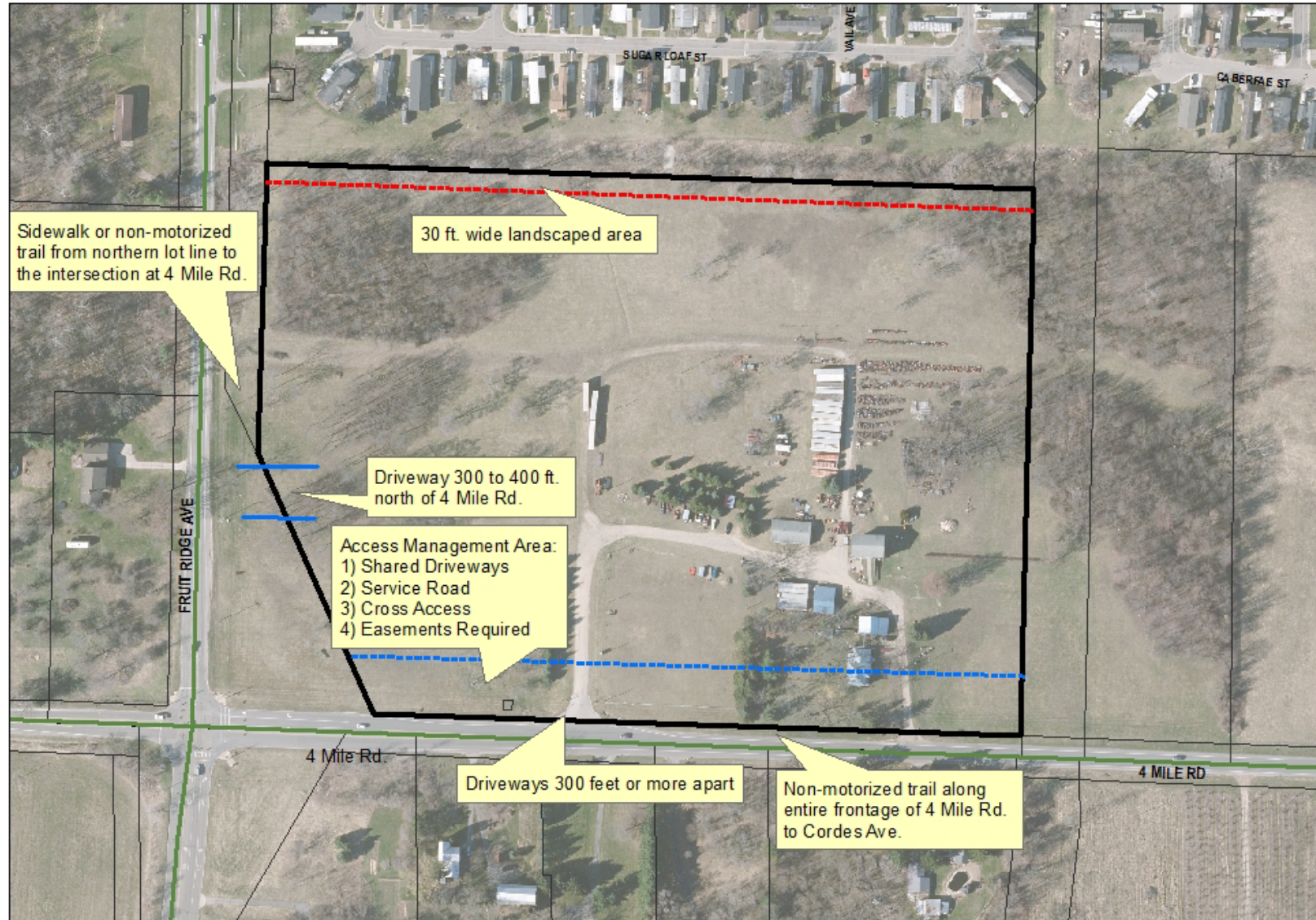
In order to provide for safer driving conditions in this area, the number and placement of driveways along 4 Mile Road and Fruit Ridge is proposed to be limited according to Zoning Overlay Maps for Parts 1 and 2 and the general access management principles as laid out in Chapter XVIII, Site Plan Review of the Zoning Ordinance.

All parcels shall be connected by a front or rear service road or by parking lots according to the Alpine Township access management standards contained in the Zoning Ordinance. Cross access easements shall be provided to and from all property owners as parcels develop or redevelop. The number and placement of driveways shall be provided as illustrated on Zoning Overlay Parts 1 and 2.

SECTION 13C.08 UTILITIES:

All developments shall connect to public sanitary sewer.

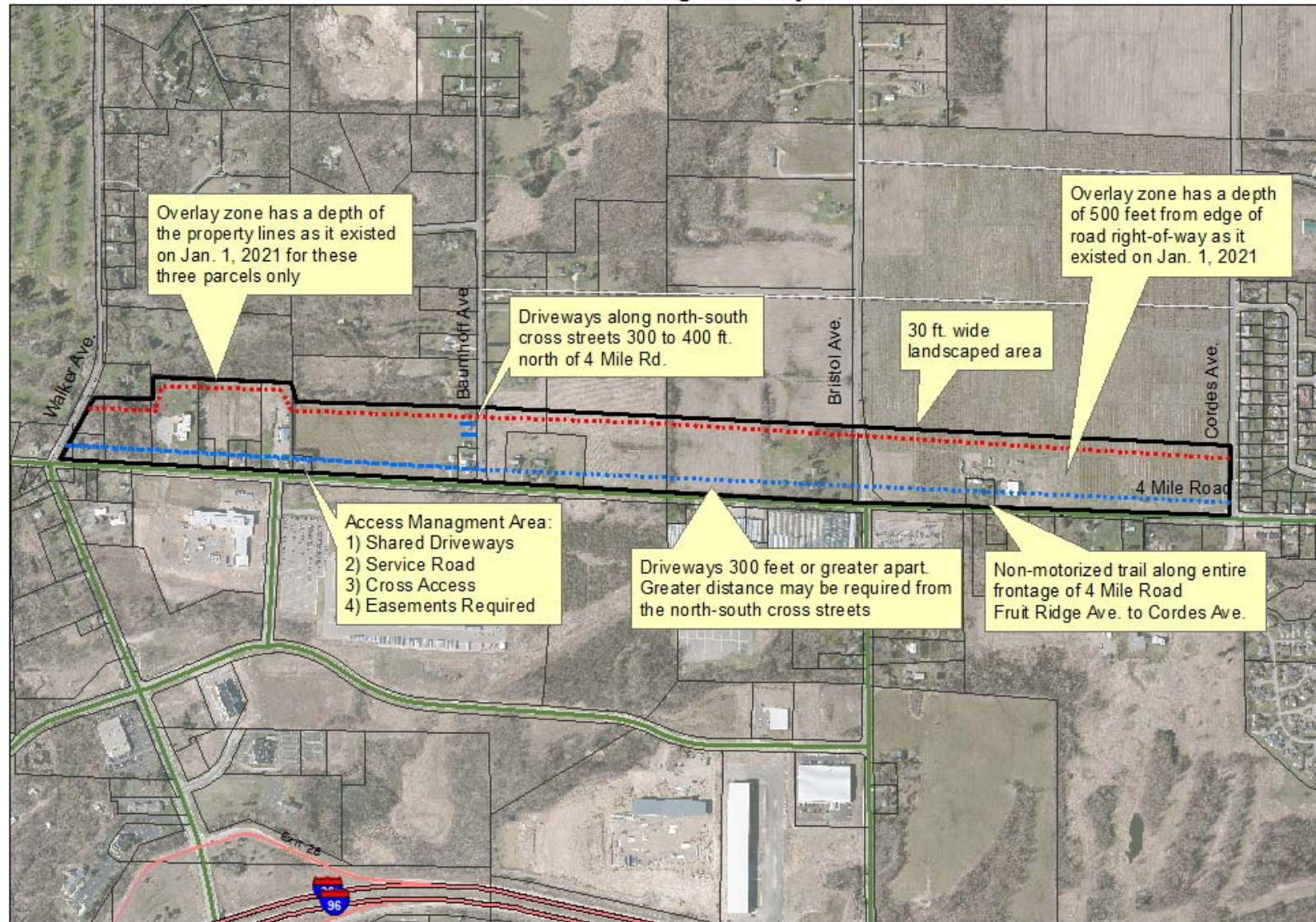
4 Mile Road Zoning Overlay Part 1



1:2,500

Map produced using 2021 REGIS property line data and 2020 aerial photos

4 Mile Road Zoning Overlay Part 2



1:11,000

Map produced using 2021 REGIS property line data and 2020 aerial photos