

CHAPTER 14C
COMMERCIAL PLANNED UNIT DEVELOPMENT “CPUD” ZONE
 (Ord. No. 00-03; Effective 6/2/00)
 (Ord. No. 04-03; 5/7/04)

SECTION 14C.01 DESCRIPTION AND PURPOSE

The “C-PUD” Commercial Planned Unit Development Zone is established in order to provide for the commercial and service needs of both local Township residents and the motoring public by providing for multiple uses within a unified development that is attractively designed and exceptionally functional. Several objectives will be met within the C-PUD; these objectives include: flexibility and creativity in design; preservation of natural or cultural features; efficient layout of roads and service drives; efficient use of utilities; effective stormwater management; coordination of architectural styles; and adequate provisions for public safety. In addition, any area zoned “C-PUD” shall meet the intent of the Master Plan for Alpine Township.

SECTION 14C.02 AUTHORIZATION AND PROCEDURE

A Commercial Planned Unit Development zoning district may be approved by the Township Board in any location which is recommended for Commercial or Commercial Planned Unit Development use by the Alpine Township Master Plan in accordance with the regulations of this chapter and the procedures of Chapter 22 of this Ordinance.

SECTION 14C.03 PERMITTED USES

Land and /or buildings in this district may be used for the following uses only:

- (a) Any use permitted by right in the “C-1” and “C-2” Commercial Zones and, in addition, any use permitted as a special use within the “C-1” and “C-2” Commercial Zones when specifically authorized by the Township Board upon recommendation of the Planning Commission.
- (b) Residential uses located above commercial or office uses.
- (c) Any other use which, in the opinion of the Planning Commission, advances the objectives of the “C-PUD” Zone and enhances the overall character of the C-PUD.

SECTION 14C.04 DEVELOPMENT REQUIREMENTS

- (a) **Minimum Lot Size** Any site zoned for C-PUD shall not be less than five acres in size. This requirement may be waived by the Planning Commission when the

site under consideration can be shown to meet the intent and objectives of this Chapter.

(b) **Lot Width and Setbacks** The lot width, building setbacks and public or private road frontage requirements shall be determined by the Planning Commission in its review of the C-PUD site plan. The required front building setback for projects with frontage on Alpine Avenue shall be a minimum of 75 feet from the M-37 right-of-way line, but can be altered by the Planning Commission for a good cause shown based on specific findings of fact. When determining these requirements, the Planning Commission shall analyze:

- 1) The nature of existing and planned land uses adjacent to and near the site
- 2) Compatibility of all building setbacks with adjacent land uses
- 3) The location of natural features on the site
- 4) Existing and proposed site topography
- 5) The location of public utilities
- 6) Public safety and emergency vehicle access
- 7) The design of the planned service drive – cross access system
- 8) The design of existing and proposed pedestrian walkways
- 9) The objectives of the C-PUD district contained herein.

(Ord. 04-03; 5/17/04)

(c) **Private Roads** Private roads may be permitted within a C-PUD when specifically approved by the Planning Commission. Private roads shall adhere to the private road requirements of the Alpine Township Zoning Ordinance except that the roads shall be built to the construction standards required by the Kent County Road Commission for commercial roads. The Ordinance requirements for private roads, other than road construction standards, may be modified by the Planning Commission according to the following criteria:

- 1) Number and type of buildings served by the private road
- 2) Amount of traffic generated by the proposed uses
- 3) Existing topography and vegetation
- 4) Public safety and emergency vehicle access
- 5) The inter-relationship with the public street network
- 6) The likelihood of public dedication of the roadway.

(Ord. 04—03;5/7/04)

(d) **Building Height, Size, Placement And Appearance**

- 1) Buildings shall not exceed 35 feet in height.
- 2) Buildings shall not exceed 130,000 square feet in gross floor area. In certain situations the Planning Commission may allow buildings greater than 130,000 square feet in gross floor area. When making this determination, the Planning Commission shall consider the following criteria:
 - a. The proposed location of the development

- b. The proposed nature and intensity of use(s) for the building
 - c. The proposed location, types, sizes, number and arrangement of all buildings within the development
 - d. The impact on adjacent properties
 - e. The public safety and fire department provisions for the proposed building.
- 3) Buildings shall be designed consistent with Section 2.44.
(Ord. 04-03; 5/7/04)
- (e) Sidewalks** Sidewalks and walkways shall be installed consistent with Section 2.45. (Ord. 04-03; 5/7/04)

f) Off-Street Parking

When determining the baseline vehicular parking requirements for a C-PUD site, the Planning Commission shall consider the requirements found for the particular use(s) in Chapter XIX herein. The Planning Commission may modify the static parking requirements of Chapter XIX based on the following criteria:

- 1) The nature and intensity of use(s) proposed for the site
- 2) The location and arrangement of all buildings
- 3) The type, number and size of all buildings
- 4) Market data submitted by the developer or found in generally accepted professional reference manuals.

Where deemed feasible by the Planning Commission, no more than 60% of the site's off-street parking shall be located between the front façade and the corresponding primary street frontage. Parking areas should be placed at the side and rear of buildings wherever possible to allow the building's architecture and onsite landscaping to be the predominate view from the street. (Ord. 04-03; 5/7/04)

g) SIGNS

Building, pylon, and directional signs within a C-PUD shall comply with the regulations for the proposed uses contained in Chapter XX of the Alpine Township Zoning Ordinance.

The Planning Commission may modify the regulations of Chapter XX if the alterations would still result in achieving the objectives of this Chapter. The Planning Commission in its discretion may modify the size, height, area, placement, type and number of signs within a C-PUD. In considering modifications, the Planning Commission shall find that the signage plan as approved will not result in traffic or other transportation safety hazards, will not result in visual blight, and will otherwise not result in a detriment to the public health, safety or welfare.

The developer must submit a separate signage plan at the time of Preliminary Development Plan review by the Planning Commission. The plan must clearly identify where the proposed signage exceeds or deviates from the standards of Chapter XX of the Alpine Township Zoning Ordinance. (Ord. 04-03; 5/7/04)

h) LANDSCAPING

A separate landscaping plan shall be submitted at the time of Preliminary Development Plan review. The landscaping plan shall illustrate the type, size, location and number of all proposed plantings. The landscaping proposal must substantially comply with the requirements of the current Alpine Township landscaping policy and/or zoning ordinance.

Landscaping plans should incorporate a “tree-lined street” design along all roadways and service drives. Evergreen tree plantings should be used to screen dumpsters, utility meters and ground HVAC units as appropriate. Evergreen shrub plantings should be used to shield parking areas from the street.

The overall goal of the landscaping plan is not to overload a site with plantings but to complement the built environment of the site. The color, texture and placement of plantings is, therefore, very important. The use of a registered landscape architect is encouraged in order to create a complementary landscaping plan.

All landscaped areas must be irrigated by a professionally-designed underground watering system. (Ord. 04-03; 5/7/04)

(i) ACCESS MANAGEMENT AND TRAFFIC CALMING

Driveways, service drives, public and private roads and cross access connections must be shown on the Final Development Plan in accordance with the current Alpine Township Master Plan and M-37 Access Management Plan

Driveways proposed onto public roads must receive preliminary approval from the appropriate permitting agency prior to Planning Commission review of the Final Development Plan.

In order to protect pedestrians and non-motorized transportation users, the Plan must display appropriately placed and designed traffic calming devices and strategies. Examples of traffic calming measures include speed bumps, bump outs, chicanes, bulb out midblock or intersection, traffic circles or roundabouts.

(j) STORMWATER MANAGEMENT

A Stormwater management plan must be submitted along with the C-PUD site plan proposal. The Township Engineer will review the Stormwater management plan in accordance with the standards and procedures of the current Alpine Township Stormwater Ordinance. (Gen. Ord. 01-06)
