

## Fresh Coast Planning

119 1/2 Washington Avenue, Studio B  
Grand Haven, MI 49417  
www.freshcoastplanning.com


**Gregory L. Ransford, MPA**  
616-638-1240  
greg@freshcoastplanning.com

**Julie Lovelace**  
616-914-0922  
julie@freshcoastplanning.com

**Kevin Yeomans**  
616-821-4969  
kevin@freshcoastplanning.com

**Alexis Sorrell**  
616-773-4638  
alexis@freshcoastplanning.com

# MEMORANDUM

To: Allendale Charter Township Planning Commission  
From: Gregory L. Ransford, MPA   
Date: February 28, 2024  
Re: Master Plan Chapter Revisions

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Pursuant to your direction at your February 19, 2024 meeting, attached are revisions to the Implementation Chapter to include a general description for the Rural Estate Classification as well as the Office Classification. During our update, we noted that the Service Commercial Classification was also excluded, which has now been added. These draft descriptions, while not verbatim, were taken from the previous Master Plan map summaries. As with the previous draft, proposed additions are shown in underlined text. No deletions are proposed. The previous draft changes have been retained for your reference.

In addition to the revisions to the Implementation Chapter, attached is the draft Master Plan Map illustrating the Town Center area.

Finally, as you know we are developing a revised Town Center concept drawing to be included within the Town Center Chapter. As of the date of this memorandum, it has not been completed. We anticipate providing it to you at your second meeting in March.

The Master Plan has been scheduled for your discussion at your March 4, 2024 meeting. If you have any questions, please let us know.

GLR  
Planner

Attachments

cc: Adam Elenbaas, Supervisor

## Chapter ~~Eight~~Nine Implementation

### Introduction

In order for the Master Plan to serve as an effective guide for the continued development of Allendale Charter Township, it must be implemented. Primary responsibility for implementing the plan rests with the Township Board, the Planning Commission, and the Township staff. This is done with a number of methods. These include ordinances, programs, and administrative procedures.

This implementation must come from the decisions of the Township Board and Planning Commission to provide needed public improvements and to administer and establish regulatory measures relative to the use of land.

The private sector, which includes individual landowners as well as developers, is also involved in fulfilling the recommendations of the Master Plan by the actual physical development of land and through the rezoning of land. The authority for this, however, comes from the Township. Cooperation and coordination among individuals, private developers, and public agencies is, therefore, important in successful implementation of the Master Plan.

### *Zoning and Land Use Regulations*

Zoning represents a legal means for the Township to regulate private property to achieve orderly land use relationships. Zoning is the process most commonly used to implement community plans. The zoning process consists of an official Zoning Map and accompanying Zoning Ordinance text. The official Zoning Map divides the community into different districts within which certain uses are permitted. The Zoning Ordinance text establishes permitted uses and regulations to control densities, height, bulk, setbacks, lot sizes and accessory uses, among other physical and linear attributes. The Zoning Ordinance also sets forth procedures for special approval provisions and regulates accessory structures such as signs. These measures permit the Township to control the quality as well as type of development.

The Planning Commission and Township Board should periodically review and make any necessary revisions to the zoning regulations based on the Strategies of this plan to ensure that the Goals and Recommendations of the Master Plan are instituted. Further, the Zoning Ordinance requires systematic and frequent updates to address needs resulting from changing trends, case law and state statutes.

### Relationship of Master Plan Classifications to Zoning Districts (Zoning Plan)

Complementing the text of the Master Plan is its map, which identifies land use classifications by which the Township organizes and intends future improvements and uses. These classification terms are intentionally general in nature so as to not necessarily be specific to one use or type of uses permitted by the Zoning Ordinance and its map. In other words, while the land use classifications are related to the Zoning Districts identified on the Zoning Ordinance map, as shown in the table below, specific future uses are determined by numerous natural and man-made features of the landscape such as public utilities, topography, soils, road improvements, surrounding uses, existing densities, and etcetera, as well as other planning considerations such as compatibility, public safety, access, and etcetera. Consequently, while the land use classifications of the Master Plan Map are designed to serve as a guide for future uses, they are not considered to be a mandate for immediate improvements, public, private, or otherwise.

Ultimately, while the Master Plan Map identifies areas for future uses, the feasibility of a proposed use is determined by the aforementioned, and the Zoning Ordinance with its regulations regarding height, area, bulk, location, etcetera for each of its Zoning Districts.

*Terminology*

Table of Master Plan Classification Terms & Zoning Ordinance Map District Terms

Master Plan Map Classification Terms	Zoning Ordinance Map Districts
Agricultural (AG)	Agricultural and Rural (AG)
Rural Estate (RE)	Rural Estate (RE)
Low Density Residential (LDR)	Low Density One-Family Residential (R-1)
Moderate Density Residential (MOD)	Medium Density One and Two-Family Residential (R-2)
Medium Density Residential (MDR)	Low Density Multiple Family Residential (R-3) and Mobile Home Park (R-5)
High Density Residential (HDR)	Medium Density Multiple Family Residential/Office (R-4)
<u>Town Center (TC)</u>	<u>[Future Overlay]</u>
Office (OC)	Office (O)
General Commercial (GC)	General Commercial (G-C)
Service Commercial (C-3)	Service Commercial (C-3)
Industrial (I)	Industrial (I)

Relationship of Master Plan Map Classification Terms to Master Plan Chapters

Several Chapters of this Master Plan identify the goals, recommendations, and strategies regarding future land uses within the Township. While the goals, recommendations, and strategies will likely always evolve, the intended uses related to the chapter titles will remain the same. Those chapter titles can generally be related to the Master Plan Map terms as provided in the table below.

Master Plan Map Classification Terms	Master Plan Chapters
Agricultural (AG)	Agricultural Uses
Rural Estate (RE)	Agricultural Uses
Low Density Residential (LDR)	Residential Uses
Moderate Density Residential (MOD)	Residential Uses
Medium Density Residential (MDR)	Residential Uses
High Density Residential (HDR)	Residential Uses
<u>Medium Density Residential (MDR) Town Center</u>	<u>Commercial Uses &amp;</u> Residential Uses
Office (OC)	Commercial Uses
General Commercial (GC)	Commercial Uses
Service Commercial (C-3)	Commercial Uses
Industrial (I)	Industrial Uses

## Master Plan Classification Terms

The following is a description of land use Classifications identified within this Master Plan.

### *Agricultural*

The Agricultural Classification recognizes lands which are best suited for farming based on location, current utility served areas, soil type, parcel size, and active farm operations. This classification consists of agricultural land, but provides opportunities for very low density residential design, to preserve natural features and provide open space buffers between such areas and active farms thereby helping preserve rural character. Public water and sanitary sewer are not envisioned within this Classification. Agricultural lands are intended to provide for the continuation of existing agricultural uses while also allowing a gradual transition of certain lands to low density development.

### *Rural Estate (RE)*

The Rural Estate Classification is intended to serve as a transition from residential subdivision-type development to a more rural setting and the farmed areas in the Agricultural Classification. It provides for very low residential density to preserve natural features and open spaces. Public water and sanitary sewer are not intended in these areas. Residential Open Space developments pursuant to the Zoning Ordinance are appropriate in this classification.

### *Low Density Residential (LDR)*

The Low Density Residential Classification comprises most of the residential land use component within Allendale Charter Township and correlates with the permitted density of the R-1 Zoning District. The LDR Classification recommends a density greater than Agricultural but less than the Moderate Density Residential Classification. LDR planned areas should be served by public water and sanitary sewer.

### *Moderate Density Residential (MOD)*

The Moderate Density Residential Classification correlates with the permitted density of the R-2 Zoning District. The MOD Classification recommends a density greater than LDR but less than Medium Density Residential to provide a transition between use densities. MOD planned areas should be served by public water and sanitary sewer.

### *Medium Density Residential (MDR)*

The Medium Density Residential Classification recommends a density greater than MOD but less than High Density Residential to provide significant clustering and transition between use densities. The MDR Classification correlates with the permitted density of the R3 Zoning District. MDR planned areas require connection to public water and sanitary sewer.

### *High Density Residential (HDR)*

The High Density Residential Classification recommends the highest residential density within the Township to provide concentrated development and access to urban amenities and services. The HDR-Classification correlates with the permitted density of the R-4 Zoning District in which multifamily dwellings are the

principal use. HDR planned areas are located in close proximity to Grand Valley State University and transient housing should not extend west of 52<sup>nd</sup> Avenue. HDR planned areas require connection to public water and sanitary sewer.

### Town Center (TC)

The Town Center Classification recommends a pedestrian friendly, mixed-use development of commercial and residential uses that are traditional of a village downtown. Residential density is expected to be the equivalent of the R-4 Zoning District for those portions of multi-story buildings that contain residential uses on the upper floors. Commercial uses are intended for street level occupancy but can also exist within the upper floors, or both for the same use. The Town Center Classification recommends the creation of a Town Center Overlay District within the Zoning Ordinance to provide for the legislative requirements of the district. The area planned for the Town Center shall be connected to public water and sanitary sewer.

### Office (OC)

The Office Classification is intended to provide for commercial entities that are typically limited to professional and business office use that are small in size relative to retail or other commercial uses. The Classification serves as a transitional area between residential and larger, more intense commercial uses.

### Commercial (GC)

Commercial Classification uses typically serve the local and regional market, are automobile-oriented, and benefit from increased visibility and accessibility. Commercial uses generate large volumes of traffic. Outdoor display and storage of goods are also common characteristics of uses in this land use classification, although design standards should be developed to manage the intensity, location, and environmental impact of such displays. It is the intent of the Township that parcels will not be rezoned to accommodate this classification until adequate infrastructure is present. This may include, but is not necessarily limited to, public water and sanitary sewer as well as roads.

### Service Commercial (C-3)

While the Service Commercial Classification provides for limited commercial retail sales, the intent of this classification is to separate significant warehousing, distributing, and storage operations from traditional commercial uses and residential areas. These types of uses typically require higher volumes of semi-truck traffic and outdoor activity, which cause increased conflicts between motorists, pedestrians, and other site users than in sites that are primarily retail. Most uses in this classification will not require public water and sanitary sewer services.

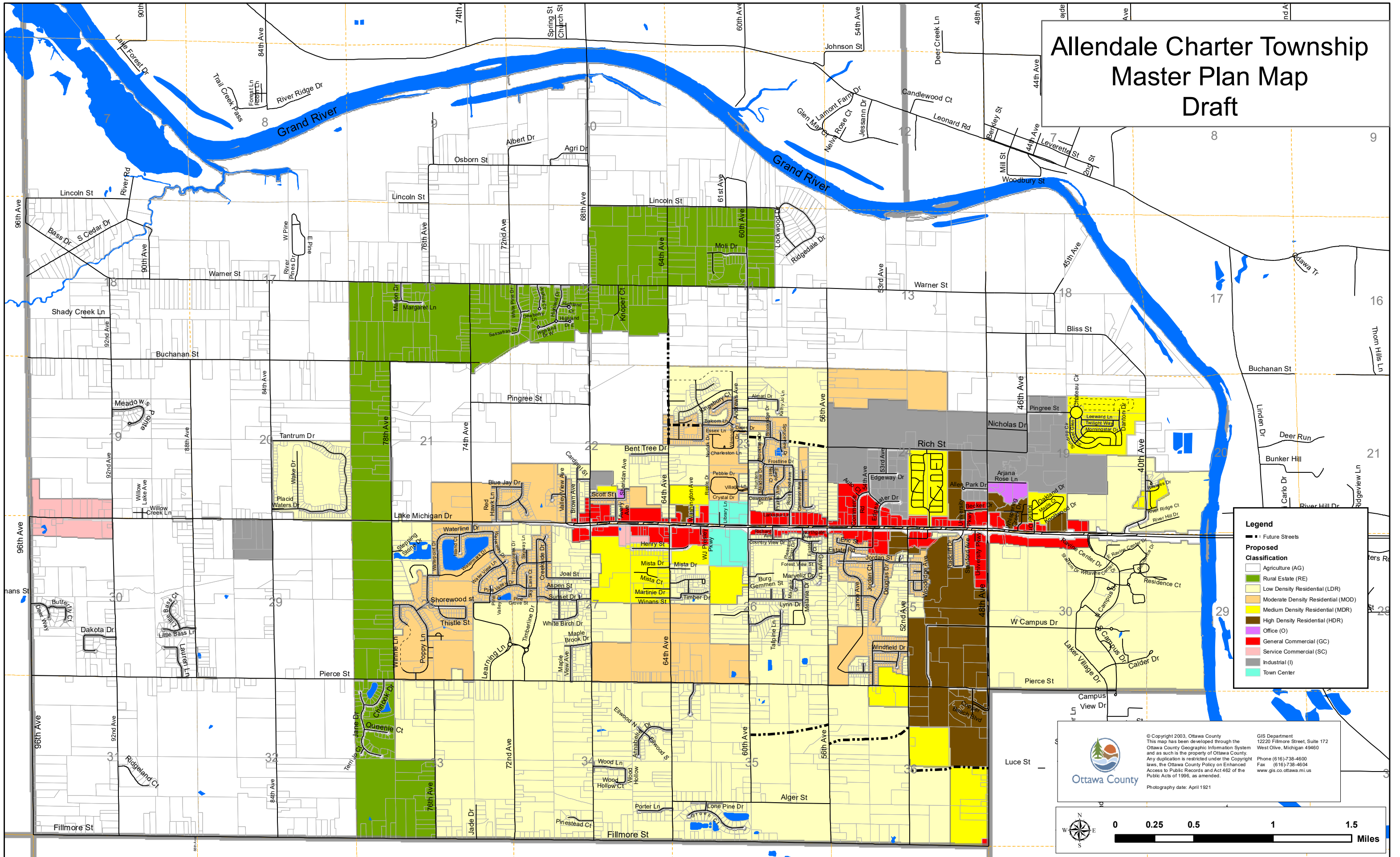
### Industrial

It is recognized that industrial development is important to the economy and tax base of the region. The areas designated for Industrial Classification are located for easy access and where utilities are either available or are in the process of being established. Similar to the Commercial Classification, it is intended that these parcels will not be rezoned to accommodate this classification until adequate infrastructure is present. This may include, but is not necessarily limited to, public water and sanitary sewer as well as roads.

Master Plan Map

Within Chapter Eight and the Appendix is the Master Plan Map of Allendale Charter Township.

# Allendale Charter Township Master Plan Map Draft



**Legend**

- Future Streets
- Proposed Classification**
  - Agriculture (AG)
  - Rural Estate (RE)
  - Low Density Residential (LDR)
  - Moderate Density Residential (MOD)
  - Medium Density Residential (MDR)
  - High Density Residential (HDR)
  - Office (O)
  - General Commercial (GC)
  - Service Commercial (SC)
  - Industrial (I)
  - Town Center

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GIS Department  
 12220 Fillmore Street, Suite 172  
 West Olive, Michigan 49460  
 Phone (616)-738-4600  
 Fax (616)-738-4604  
 www.gis.co.ottawa.mi.us

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