

MAY 07 2024

HOLLAND TWP.



APPLICATION FOR FUTURE LAND USE PLAN MAP AMENDMENT (COMPREHENSIVE PLAN)

353 North 120th Avenue · Holland, MI 49424 · Phone: 616.395.0151 · www.hct.holland.mi.us

Please complete all the information on this form and return it with the appropriate fee to the Township Office. To be considered, all statements and accompanying materials must be complete and accurate. Note, errors and omissions will result in delays and the possible necessity of additional public hearings and additional fees to be paid by the Owner and/or Authorized Agent.

An application fee of \$500.00 shall be submitted with eleven (11) complete copies of this form and any additional supporting documents, such as a scaled map indicating the subject property. The copies must be submitted to the Zoning Administrator no later than four (4) weeks prior to the hearing date.

Contiguous parcels being considered for Future Land Use Plan amendment may be considered as one request provided all property being considered is to be designated with the same Future Land Use category. Parcels separated by a street are not considered contiguous.

If contiguous or single parcels being considered for Future Land Use Plan amendment are to be placed in two or more land use categories, each district is to be considered as a separate request and requires separate applications and fees.

The Planning Commission will hold a public hearing for all Future Land Use Plan amendment requests and evaluate each request. Planning Commission review may include the following considerations:

- Whether or not the proposed amendment is consistent with the overall goals and policies of the Comprehensive Plan.
- Whether the proposed amendment would be consistent with changes to conditions and recent development trends in the area that have taken place since the Comprehensive Plan was adopted.
- Whether the proposed land use designation is compatible with surrounding land use designations.
- Whether the proposed land use designation is compatible with the physical, geological, hydrological and other environmental features of the site.
- Compatibility of the potential uses allowed in the proposed land use designation with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values, and traffic impacts.
- Whether the property, if redesignated, would be capable of accommodating the uses allowed, considering existing or planned infrastructure including streets, sanitary sewers, storm sewer, water, sidewalks, and street lighting.
- Other factors deemed appropriate by the Planning Commission or Township Board.

The applicants or their authorized representatives (authorization must be provided in writing) need to attend the public hearing at which their request is considered.

The Planning Commission recommendation is then forwarded to the Township Board; the Township Board shall determine whether the Township will further consider the amendment per requirements of the State of Michigan. Depending upon timing and other factors, finalization of the request may take several months to complete after the initial Planning Commission hearing.

Contact Information (Please print or type):

Name of Current Owner(s) of Record**: Ridge Point Community Church Attn: Scott Potter, Executive Pastor

Address: 340 - 104th Avenue Phone: (616) 395-2600

Holland, MI 49423 E-mail: scottp@fearlessfollower.org

Name of Authorized Agent(s): Agora Flats, Inc. Attn: Stephanie Hoekstra

Address: 3977 Tall Grass East Court Phone: (616) 786-0999

Holland, MI 49424 E-mail: stephanie.k.hoekstra@gmail.com

On an additional sheet, list the name(s), address(es) and interest of every person having legal or equitable interest in the land subject to this application, including partners or principles for companies and corporations.

Map Change Request (Please print or type):

1. Property Address(s): East side of 104th Avenue, 1/4 mile North of Ottogan Street

2. Legal Description of property to be redesignated: See attached survey

3. Is any of the above-described property located within a floodplain? No

If yes, provide FEMA Panel No.: _____

4. Parcel Number(s): Part of 70-16-36-300-015

5. Acreage: 7.05

6. Current zoning: AG - Agricultural

7. Proposed zoning: R-2A - Conditional - Future land use designation: Medium Density Residential

8. Current use of property: Vacant - farmed

9. Proposed use of property: Multi-family development

Property Owner's Certification

I hereby certify that I have a legal or equitable interest in all land subject to this application and that all statements and accompanying materials are complete and accurate according to the best of my knowledge.

I further agree to authorize members of the Planning Commission, Township Board and representatives from the Department of Community Development to enter my property in order to review the particulars of my request.

Name: Scott Latta
(Printed name of Owner of Record or Authorized Agent)

Signature: [Signature]
(Owner of Record or Authorized Agent)

Date: 5.7.24

** If ownership has changed within the last sixty days please provide a copy of the deed showing proof of ownership **

70-16-36-300-016
RIDGE POINT COMMUNITY CHURCH

N. LINE, S. 1/2, SW 1/4, SEC. 36

N88°43'26"E
100.00'

N01°16'34"W
235.00'

S01°16'34"E
136.28'

S. LINE, N. 200', S. 1/2, SW 1/4, SEC. 36
(BY PERPENDICULAR MEASUREMENT)
N89°54'29"E 831.22'

200'

94.9'

70-16-36-300-015
RIDGE POINT COMMUNITY CHURCH

P.O.B.

S88°43'26"W 285.00'

**AREA TO BE REZONED
TO R-2A**
7.05 ACRES

70-16-36-300-014
JANSSEN IDA

N01°16'34"W 726.66'

ARC=1035.04'
RAD=11356.16'
CHD=S37°21'41"W
1034.68'

104TH AVENUE

W. LINE, SW 1/4, SEC. 36

N01°16'34"W 1020.00'

33' R.O.W.

HIGHWAY I-196 R.O.W.

OTTOGAN STREET

SW COR.
SEC. 36
T5N, R15W

S. LINE, SW 1/4, SEC. 36

Description of Area to be rezoned:

Part of the SW 1/4, Section 36, T5N, R15W, Holland Township, Ottawa County, Michigan, described as:
Commencing at the SW corner of Section 36; thence N01°16'34"W 1020.00 feet along the West line of said SW 1/4 to the PLACE OF BEGINNING of this description; thence N01°16'34"W 235.00 feet along said West line; thence N88°43'26"E 100.00 feet; thence S01°16'34"E 136.28 feet to the South line of the North 200.00 feet of the South 1/2 of said SW 1/4 (by perpendicular measurement); thence N89°54'29"E 831.22 feet along said South line to the Westerly line of Highway I-196; thence Southwesterly 1035.04 feet along said Westerly line on a 11,356.16 foot radius curve to the right, the chord of which bears S37°21'41"W 1034.68 feet; thence N01°16'34"W 726.66 feet; thence S88°43'26"W 285.00 feet to the Place of Beginning.



Scale 1" = 150'

- = Set iron stake
- = Found iron stake
- ⊙ = Concrete monument

exxel engineering, inc.
planners • engineers • surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

FILE NO.: 241054E

DATE: 4/23/2024

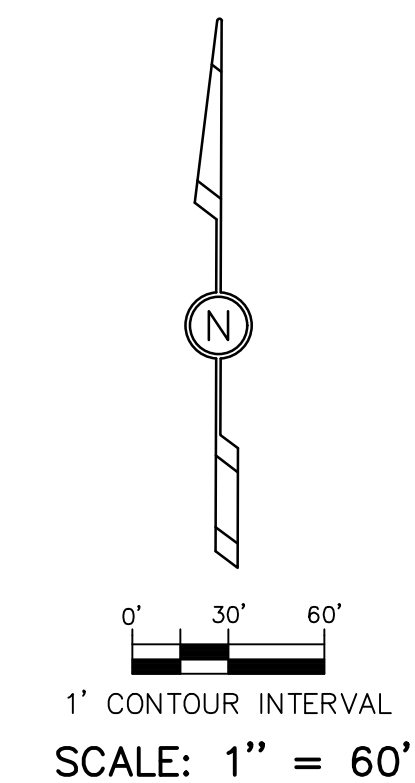


LEGAL DESCRIPTION: PP#70-16-36-300-015 (11.68 AC.)
 PART OF SW 1/4 COM N 01D 16M 34S W 1020 FT FROM SW SEC COR, TH N 01D 16N 34S W 300.83 FT, N 89D 54M 29S E 1071.46 FT, SW'LY 1278.94 FT ALG A 11356.16 FT RAD CURVE TO RT (CHD BEARS S 36D 45M 04S W 1276.27 FT), N 01D 16M 34S W 726.66 FT, TH S 88D 43M 26S W 285 FT TO BEG. SEC 36 T5N R15W

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GENERAL NOTES:

1. CURRENT AGRICULTURAL DISTRICT (AG) ZONING
2. R-2A ZONING REQUIREMENTS:
 MIN WIDTH: 80'
 FRONT: 35'
 SIDE: 20'
 REAR: 25'



REZONE MAP			
AGORA FLATS			
FOR: INTERACTIVE STUDIOS			
ATTN: DWAYNE WASSELINK			
100 CESAR E. CHAVEZ AVE SW STE 201			
GRAND RAPIDS, MI 49503			
PART OF THE SW 1/4, SECTION 36, T5N, R15W, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN			
DRAWN BY: CLK		PROJ. ENG.: TRS	
APPROVED BY: TRS		PROJ. SURV.:	
DATE:		DATE: 4/29/2024	
REVISION:		BY: FILE NO.: 241054E	
SHEET			1 of 1

