

**City of Hastings**  
COUNTY OF BARRY, STATE OF MICHIGAN

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**ORDINANCE NO. 579**

AN ORDINANCE TO AMEND CHAPTER 90 OF THE HASTINGS CODE OF 1970, AS AMENDED, BY AMENDING ARTICLE VII, BY ADDING ARTICLE VII-C.

*As recommended by the Planning Commission on September 3, 2019*

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**THE CITY OF HASTINGS ORDAINS:**

**SECTION I.**

Chapter 90 of the Code of Ordinances, City of Hastings, Michigan, is amended to **AMEND** Article VII by **ADDING** Article VII-C as follows:

**Article VII-C: Royal Coach PUD**

Sec. 90-730.13. - Zoning map.

The zoning ordinance of the City of Hastings is hereby amended by rezoning the following described lands from the D-1, Industrial District to the PUD, Planned Unit Development District, in accordance with the final development plan of the Royal Coach Planned Unit Development, subject to all of the terms and conditions of this division:

DESCRIPTION

ALL OF LOTS 322 THRU 328, LOTS 336 THRU 348, PART OF LOTS 329 AND 335, ALL OF THE BLANK LOTS LYING WEST OF LOT 348, SOUTH OF APPLE STREET AND NORTHERLY OF THE THORNAPPLE RIVER, AND PART OF VACATED HANOVER, EAST AND APPLE STREETS, ALL IN THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF HASTINGS, BARRY COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 POST OF SECTION 17, TOWN 3 NORTH, RANGE 8 WEST, HASTINGS TOWNSHIP, BARRY COUNTY, MICHIGAN; THENCE S00°15'25"W 1121.72 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 17 TO THE SOUTH LINE OF PLATTED MILL STREET (SAID POINT LYING 1.39 FEET EAST OF AN IRON PIPE); THENCE S00°15'25"W, 499.60 FEET ALONG SAID 1/4 LINE TO AN INTERMEDIATE TRAVERSE LINE OF THE NORTH BANK OF THE THORNAPPLE RIVER; THENCE S70°55'22"W, 268.20 FEET ALONG SAID INTERMEDIATE TRAVERSE LINE; THENCE N72°46'49"W, 215.56 FEET ALONG SAID INTERMEDIATE TRAVERSE LINE; THENCE N50°12'27"W, 358.27 FEET TO THE END OF SAID INTERMEDIATE TRAVERSE LINE; THENCE N34°44'13"E, 360.42 FEET TO SAID SOUTH LINE OF

MILL STREET; THENCE S89°46'48"E, 531.53 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. INCLUDING ALL LAND LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE WATERS OF THE THORNAPPLE RIVER AS LIMITED BY THE SOUTHERLY EXTENSION OF THE SIDELINES. CONTAINING 7.71 ACRES OF LAND, MORE OR LESS, TO SAID INTERMEDIATE TRAVERSE LINE, PLUS AN UNDETERMINED AND VARIABLE AREA BETWEEN SAID TRAVERSE LINE AND THE WATERS OF THE THORNAPPLE RIVER.

General Location: 400 E Mill St. This parcel contains 8.21 acres.

Sec. 90-730.14. - Development plan.

The rezoning of the above-described lands to the planned unit development district, in accordance with the final PUD plan of the Royal Coach Planned Unit Development ("the development") is subject to all of the following terms and conditions:

The Royal Coach Planned Unit Development shall comply in all respects with the final PUD plan of the development. The final development plan has a last revision date of August 16, 2019, as prepared by General Capital Group and also includes the application for planned unit development rezoning, the PUD narrative, architectural elevation drawings of the proposed buildings and other materials submitted with the application, except to the extent that any such materials may be inconsistent with this division. The August 16, 2019, plan shall be revised in accordance with the approval of the Hastings Planning Commission on September 3, 2019.

In the case of conflicts or discrepancies between any part of the final development plan and the terms of this division, this division shall control.

Sec. 90-730.15. - Permitted uses.

Only the principal and accessory uses noted below shall be allowed in the Royal Coach PUD District:

- (a) Forty-Five (45) one-bedroom units within existing building.
- (b) Nine (9) two-bedroom units within existing building.
- (c) Nineteen (19) three-bedroom units in new townhouse buildings

Sec. 90-730.16. – District Regulations.

The district regulations for the Royal Coach PUD will be the same as A-1 (Sec. 90-394) with the following departures:

- (a) Building setback for multi-family buildings with more than four dwelling units is a minimum of 17 feet.

(b) The unit density is 18 units per acre of development area.

Sec. 90-730.17. - Development requirements.

- (1) *Street and access.*
  - (a) Ingress and egress shall be by way of a driveway from Mill Street to the north.
  - (b) Pedestrian access will also be by the existing trestle bridge over the Thornapple River.
- (2) *Utilities.* The uses shall be served by public water and sanitary sewer as approved by the director of public services for the City of Hastings.
- (3) *Surface water drainage.* Stormwater runoff will be discharged from two locations on the site. The majority of the site will be routed to a basin that will store a volume equal to one-half of an inch of rain over the pavement areas within the contributing area. A second discharge point will be located south of the extended parking area and will feature a storm water quality unit that will provide treatment for the parking area.
- (4) *Open space.* Development will provide approximately 2.22 acres of open space on the site.
- (5) *Preservation of natural area.* Restoration of area on the south of the project near the Thornapple River. Area was previously paved, returning to open space. Will retain much of the existing vegetation on the east side of property.
- (6) *Landscaping.* Landscaping shall be provided as illustrated on the approved landscaping plan.

Existing trees and vegetation shall be preserved wherever practical.

- (7) *Lighting.* Any exterior lights shall have a cut-off type fixture except that street lights shall comply with the City of Hastings standards. The applicant shall provide a separate lighting plan as may be required by the director of public services.
- (8) *Signs.* Signs for the Royal Coach PUD shall comply with all regulations of article XI of the Hastings Zoning Ordinance as are applicable to the use.
- (9) *Uses and development regulations not specified.* For all uses and development regulations not specified in this division, the requirements of the multifamily buildings shall use the requirements of the A-1 zone.

Sec. 90-730.18. - Findings.

The city council hereby determines that the final site plan and PUD zone for the Royal Coach Apartments project complies with the provisions of the Hastings Zoning Ordinance and promotes its intent and purposes. The council also finds that granting the PUD rezoning will result in a recognizable and substantial benefit to the users of the

project and to the community and that the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment.

The council further finds that based on the design of the PUD, the proposed use is appropriate for the proposed location and is not likely to lead to a significant change in the uses master planned in the area adjacent to the Royal Coach PUD. Also, the proposed development will not have a significant negative impact on the surrounding area and that there is a single person responsible for completing the project in conformity with this article.

**SECTION II.**

If any article, section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**SECTION III.**

All ordinances or part of ordinances in conflict herewith are hereby repealed.

**SECTION IV**

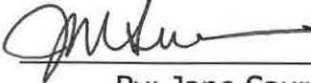
This ordinance shall become effective upon its adoption and publication as provided by City Charter.

Moved by Member McNabb-Stange, with support by Member Resseguie, that **Ordinance No.579** be adopted as read.

YEAS: Bowers, Cary, McNabb-Stange, Resseguie, Smith and Tossava.  
NAYS: None.  
ABSENT: Jarvis, Maupin-Moore and Redman.

Adoption Date: September 23, 2019  
Effective Date: September 27, 2019  
First Reading: September 09, 2019  
Second Reading: September 23, 2019

**CITY OF HASTINGS**

  
By: Jane Saurman  
Hastings City Clerk

**CERTIFICATE**

The undersigned, being the duly qualified and acting Clerk of the City of Hastings, Michigan, does hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Hastings City Council, of the City of Hastings, at a regular meeting of the City Council on the 23<sup>rd</sup> day of September 2019, at which meeting a quorum was present and remained throughout, and that the original of said Ordinance is on file in the records of the City of Hastings. I further certify that the meeting was conducted and public notice was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.



Jane Saurman  
City Clerk