

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

ORDINANCE NO. 620

AN ORDINANCE TO AMEND CHAPTER 90 OF THE HASTINGS CODE OF 1970, AS
AMENDED, BY MODIFYING ARTICLE VII, DIVISION 90-VII-3 MEADOWSTONE PLANNED
UNIT DEVELOPMENT

As recommended by the Planning Commission on August 7, 2023

THE CITY OF HASTINGS ORDAINS:

SECTION I.

Chapter 90 of the Code of Ordinances, City of Hastings, Michigan, is amended by modifying Article VII, Division 90-VII-3 Meadow Stone Planned Unit Development as follows:

Sec. 90-696 – Approval of Application

(c) The application of Meadowstone Apartments III, LLC for the modification of the Meadow Stone PUD as recommended by the Planning Commission on August 7, 2023, is approved and this chapter is amended to incorporate the recommendations of the Planning Commission. The address and description of the parcels are as follows:

710 Barfield Drive

DESCRIPTION

THAT PART OF THE NE 1/4, SECTION 20, T3N, R8W, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE CENTER OF SECTION 20; THENCE N00°05'00"W 145' FEET ALONG THE WEST LINE OF SAID NE 1/4 TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE N00°05'00"W 219' ALONG SAID WEST LINE; THENCE S70°30'00"E 120'; THENCE S38°02'37"E 46.09'; THENCE N89°49'26"E 92.44'; THENCE N63°18'38"E 115.49'; THENCE N30°51'50"E 68.56'; THENCE S63°06'00"E 81.84'; THENCE N26°54'00"E 115'; THENCE S63°06'00"E 74'; THENCE N26°54'00"E 187.48' TO THE SOUTH LINE OF BARFIELD DRIVE; THENCE S55°45'00"E 144' ALONG SAID SOUTH LINE; THENCE S21°49'15"W 310.28'; THENCE

N63*06'00"W 269.25'; THENCE S63*18'38"W 197.84'; THENCE S00*10'34"E 116.05'; THENCE S89*49'26"W 235' TO THE PLACE OF BEGINNING.

and;

THAT PART OF THE NE 1/4, SECTION 20 T3N, R8W, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE E 1/4 CORNER OF SECTION 20; THENCE S89,49'26"W 1508' ALONG THE SOUTH LINE OF SAID NE 1/4 TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE S89, 49'26"W 1141.71' ALONG SAID SOUTH LINE TO THE CENTER OF SECTION 20; THENCE N00,05'00"W 145' ALONG THE WEST LINE OF SAID NE 1/4; THENCE N89,49',26"E 235'; THENCE N00,10'34"W 116.05'; THENCE N63,18'38"E 197.84'; THENCE S63,06'00"E 269.25'; THENCE N21,49'15"E 310.28' TO THE SOUTH LINE OF BARFIELD DRIVE; THENCE S55,45'00"E 452.8' ALONG SAID SOUTH LINE; THENCE S00,10'34"E 258.53' ALONG THE WEST LINE OF MEADOWSTONE DUPLEX PLAT TO THE PLACE OF BEGINNING.

Sec. 90-698 – Applicable Provisions

(a) General provisions. The following provisions shall apply to the PUD:

(1)

(a) The type and number of dwelling house units to be built shall be as follows:

Multifamily 164 dwelling units (11 buildings)

(b) Development Standards

(2) The apartment portion of the PUD shall conform to the requirements of Article VI, Division 10 of this chapter, except that the requirements of subsection 90-452 (b) shall be waived to permit 24 units per building, requirements of 90-454 (c) shall be waived to permit a building height of 37 feet, requirements of 90-394 (g)(3) shall be waived to allow for a minimum of 567 square feet per dwelling unit and the exterior design standards for the buildings will conform to Article 90-VI, Division 90-VI-8, Section 90-394 (f)(1)(2)(3). Building "F" as identified on the site plan shall be mixed-use with office and community space on the first floor and residential units on the second and third floor. The site plan also includes a private dog park, athletic courts, and community gardens. Density for the apartments will increase from 13 units per acre to 14 units per acre.

Utility and storm water management subject to approval by the DPS Director and emergency access subject to Fire Department approval.

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

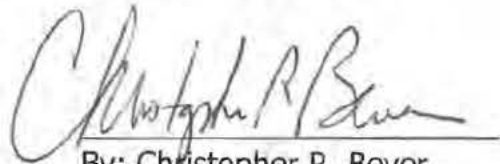
This ordinance shall become effective upon its adoption and publication as provided by City Charter.

Moved by Member Nesbitt, with support by Member Resseguie, that **Ordinance No. 620** be adopted as read.

YEAS: Bowers, Cary, McLean, Nesbitt, Resseguie, and Tossava.
NAYS: Barlow and Furrow.
ABSENT: Jarvis.

Adoption Date: August 28, 2023
Effective Date: September 1, 2023

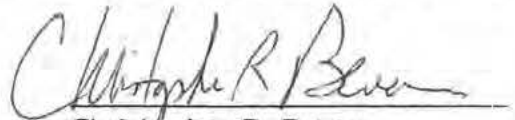
CITY OF HASTINGS



By: Christopher R. Bever
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 28th day of August 2023, 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.



Christopher R. Bever
City Clerk