

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

ORDINANCE NO. 627

AN ORDINANCE TO AMEND CHAPTER 90 OF THE HASTINGS CODE OF 1970, AS AMENDED, BY AMENDING THE FOLLOWING: ARTICLE 90-VII-5 – WOODLAWN MEADOWS PLANNED UNIT DEVELOPMENT, SECTION 90-721.

THE CITY OF HASTINGS ORDAINS:

SECTION I.

Chapter 90 is hereby amended by amending Article 90-VII-5 Woodlawn Meadows Planned Unit Development, to add Section 90-721 – Amendments to Phases 2 & 3. Amended text in **BOLD**.

Sec 90-716 Zoning Map

The zoning ordinance of the city is hereby amended by rezoning the following described lands from the R1, one-family residential district to the PUD, planned unit development district, in accordance with the final development plan of the Woodlawn Meadows Retirement Village Planned Unit Development, subject to all of the terms and conditions of this division:

That part of the NW ¼, Section 8, T3N, R8W, City of Hastings, described as: Commencing at North ¼ corner of Section 8; thence South 500 feet along East line of said NW ¼ to the place of beginning. Thence South 1009.27 feet along said East line, thence North 88 degrees 28 minutes 45 seconds West 514 feet; thence North 550 feet; thence North 44 degrees 57 minutes 22 seconds West 168.61 feet; thence North 340 feet; thence South 88 degrees 45 minutes 47 seconds East 635 feet along the South line of the North 500 feet of said NW ¼ to the place of beginning. This parcel contains 13.00 acres.

(Ord. No. 337, § 1, 6-25-01)

Sec 90-717 Development Plan

The rezoning of the above-described lands to the PUD planned unit development district, in accordance with the final PUD plan of the Woodlawn Meadows planned unit development ("the development") is expressly subject to all of the following terms and conditions:

1. Development plan. The Woodlawn Meadows 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 May 23, 2001, as prepared by Exxel Engineering, and also includes the landscape plan dated May 17, 2001, prepared by Johnson Newhof Associates, 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 ordinance. The May 23, 2001, plan shall be revised as required by the director of public services according to the approval of the planning commission on June 4, 2001.

2. Three copies of the revised final PUD plan shall be signed by the director of public services, with one copy to the city building inspector, one to the applicant and one retained by the director of public services. 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.

(Ord. No. 337, § 2, 6-25-01)

Sec 90-718 Permitted Uses

1. The uses permitted within the Woodlawn Meadows PUD district are as listed in the applicant's PUD narrative and illustrated on the final PUD plan. The principal uses are as noted below:
 1. Two 20-unit one-story supportive care buildings (14,000 s.f. and 17,000 s.f.)
 2. Two 20-unit one-story specialized care buildings (15,000 s.f. each)
 3. One 24-unit two-story independent apartment building
 4. Twelve single-family condominiums (three buildings with four units each).
2. The development shall occur in three phases as illustrated on the final PUD plan.

(Ord. No. 337, § 3, 6-25-01)

Sec 90-719 Development Requirements

1. The applicant shall construct North Street from its current terminus to East Street. Construction shall be to city specifications including the installation of any underground utilities as required by the city. The extension of North Street shall be completed and accepted by the city before occupancy permits are issued for buildings proposed in Phase I. The city council may require a bond or letter of credit in accordance with section 90-133 of the Hastings Zoning Ordinance in order to ensure completion of the extension of North Street.
2. The applicant shall construct public utilities (water and sanitary sewer) concurrent with their need for said public utilities or as otherwise stated below. If development on other parcels results in the need for early construction of the utilities, the applicant agrees to proceed as outlined below: Easements acceptable to the city shall be provided for all public utilities prior to the issuance of any occupancy permits for the project. Ultimately, public utilities shall be extended to the North Ridge Estates Subdivision and to the east project lot line as shown on the PUD final development plan dated May 23, 2001.

All utilities shall be constructed to the north line of Phase 1 of the project as shown on the final development plan dated May 23, 2001 and accepted by the city prior to the issuance of any occupancy permits for any buildings located in Phase 1 of the project. If any buildings outside of the limits of Phase 1 of the project are constructed, all utilities shall be extended to the north line of Phase 2 of the project as shown on the final development plan dated May 23, 2001 and accepted by the city prior to the issuance of any occupancy permits for such buildings. All utilities on the project site shall be

completed and accepted by the city prior to the issuance of any occupancy permits for the condominium units on the site. The applicant shall comply with the following in order to ensure the ability to extend the public utilities through the Woodlawn Meadows property if off-site properties develop creating the need for construction of the public utilities on the project site prior to on-site construction generating such need: If utilities need to be constructed to service off-site development, the applicant agrees to enter into and support a special assessment district to pay for the cost of such utilities. The city council shall determine the allowable term for repayment of any special assessment costs at the time the final role for the special assessment district is approved (pursuant to the requirements of the applicable sections of the Code of Ordinances).

3. The applicant shall provide an easement acceptable to the city from the west property line of the project (at the proposed extension of Calgary Drive in the North Ridge Estates Subdivision) to the north end of the principal service drive (the extension of North East Street) in the Woodlawn Meadows PUD. Within this easement, the applicant shall construct a lane for emergency vehicle access which shall be subject to the approval of the Hastings fire chief. This easement shall also be dedicated for the construction of public utilities needed to serve the North Ridge Estates Subdivision or another city-approved use for the North Ridge Estates property. This easement shall also contain a walking trail constructed by the applicant subject to the approval of the director of public services. The emergency access lane extending from the principal service drive to the proposed extension of Calgary Drive and the walking trail shall be installed and approved before occupancy permits are issued for buildings outside of Phase 1 of the project.
4. The 24-unit apartment building shall have at least two exterior walls of decorative masonry or brick extending at least half way up the vertical dimension of the wall from the established grade to the first-floor ceiling. The remainder of the exterior shall be as illustrated on the building architectural drawings submitted by the applicant to the city.
5. The applicant shall comply with all city utility requirements including water and sewer hookup fees and with all stormwater provisions as required by the director of public services.
6. Landscaping as illustrated on the approved landscaping plan dated May 17, 2001, shall be installed within six months of occupancy permits for each phase. The landscaping shall be maintained and any trees which are dead or dying shall be replaced within six months of notification by the city.
7. Each phase of the PUD shall be developed so that it is capable of functioning independently of the subsequent phases. This means that if Phases 2 or 3 are not built as planned; the constructed phases shall have proper utilities, landscaping, roads and emergency vehicle access in accordance with city requirements and the approved final PUD site plan.

(Ord. No. 337, § 4, 6-25-01)

Sec 90-720 Approval Standards

The city council hereby determines that the development complies with the provisions of the city zoning ordinance and promotes its intent and purpose. The council further finds that the development, upon construction and use in full compliance with all of the terms and provisions of this division and the city zoning ordinance, will be compatible with city master plan, adjacent uses of lands, the natural environment and the capacities of public services and facilities

affected by the department. the city council further determines that the development will not have unreasonable economic impact on adjacent lands and will not change the essential character of the area.

(Ord. No. 337, § 5, 6-25-01)

Sec 90-721 – Amendments to Phases 2 & 3

(a) The final PUD plan for the Woodlawn Meadows Planned Unit Development is hereby amended as follows:

- (1) Phases 2 and 3, consisting of approximately 9.28 acres of the PUD project site, are approved for use as a 32-unit single-family residential site condominium.**
- (2) The development shall occur as a single phase.**
- (3) The development shall include the extension of East Street as a private road.**

(b) The final PUD plan for amended Phases 2 and 3, has a last revision date of November 13, 2024, as prepared by Excel Engineering, Inc., and includes the conditionally approved preliminary site condominium plan.

(c) The Development Requirements for the amended Phases 2 and 3 are as follows:

- (1) The modified lots sizes (7700 sq ft – 18,000 sq ft) and lot widths (56 ft-66 ft) are approved as presented on the final PUD plan.**
- (2) The 25 ft front setback, 25 ft rear setback, and 15/6 ft side setbacks are approved as presented on the final PUD plan.**
- (3) The 'zoning notes' on the final PUD plan will reflect the R-1 District lot size/lot width and setback requirements.**

(Ord. No. 627, §, 12-09-24)

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 Resseguie, with support by Nesbitt, that Ordinance No. 627 be adopted as read.


YEAS: Barlow, Brehm, Devroy, McLean, Nesbitt, Resseguie, Rocha, Stenzelbarton and Tossava

NAYS: None

ABSENT: None

Adoption Date: March 24, 2025.
Effective Date: March 28, 2025.
First Reading: December 9, 2024.
Second Reading: March 24, 2025.

CITY OF HASTINGS


By: Linda Perin
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 City Council of the City of Hastings, at a regular meeting of the City Council on the 24th day of March 2025, 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.

Dated: March 24, 2025


Linda Perin
City Clerk