

CHARTER TOWNSHIP OF FENTON
Ordinance No. 768
Adopted: August 18, 2014

An ordinance to amend ordinance No. 594 of the Township of Fenton, commonly known as the Fenton Township Zoning Ordinance, to amend the zoning of certain parcels of land, 06-33-400-030, 06-33-400-031 & 06-33-400-032, (previously 06-33-400-026), owned by Jennings 16, LLC, from the previously approved PUD, Planned Unit Development and to amend the Township Zoning Map to reflect the zoning amendment.

THE CHARTER TOWNSHIP OF FENTON, COUNTY OF GENESEE, MICHIGAN ORDAINS:

After public hearing and publication of notice thereof as required by the statutes of the State of Michigan, Section 3.02 A of the Fenton Township Zoning Ordinance (Ordinance No. 594) is hereby amended as follows:

SECTION 3.02 A

A PARCEL OF LAND BEG S 0 DEG 06 MIN 56 SEC W 283 FT FROM E 1/4 COR OF SEC TH S 0 DEG 06 MIN 56 SEC W 985.76 FT TH N 89 DEG 32 MIN 51 SEC W 525.03 FT TH ON A CURVE TO THE RIGHT CHORD= N 46 DEG 45 MIN 09 SEC W 217.40 FT TH ON A CURVE TO THE LEFT CHORD= N 23 DEG 44 MIN 28 SEC W 331.70 FT TH ON A CURVE TO THE LEFT CHORD= N 35 DEG 13 MIN 42 SEC E 449.13 FT TH ON A CURVE THE LEFT CHORD= N 18 DEG 25 MIN 52 SEC E 188.19 FT TH S 89 DEG 50 MIN 31 SEC E 64.50 FT TH S 32 DEG 55 MIN 15 SEC E 41.77 FT TH S 89 DEG 50 MIN 31 SEC E 34.52 FT TH ON A CURVE TO THE LEFT CHORD= S 78 DEG 53 MIN 14 SEC E 87.71 FT TH N 30 DEG E 59.57 FT TH S 89 DEG 50 MIN 31 SEC E 212.78 FT TH S 0 DEG 06 MIN 56 SEC W 15 FT TH S 89 DEG 50 MIN 31 SEC E 50 FT TO PL OF BEG SEC 33 T5N R6E (95/12) 15.01 A FR 06-33-400-020

The Township Zoning Map is hereby amended to reflect the changes to the PUD with the following conditions:

For the area to be developed as an assisted living and memory care facilities:

1. Permitted principle uses shall be restricted to an assisted living facility and a memory care facility and uses related to the housing of the elderly.
2. Permitted accessory uses shall be restricted to any related uses for the housing of the elderly
3. The maximum building height shall not exceed 29 feet
4. Minimum set backs shall be established at the time of site plan review & approval and shall be a minimum of 10 feet.
5. Number of beds shall not exceed 20 per building for a total of 40.
6. The architectural design of the facility shall conform to the concept rendering submitted as part of this PUD.

For the areas developed as single family detached or attached dwelling units:

7. Permitted principle uses shall be restricted to Single Family Residential – detached/attached.
8. Permitted accessory uses shall be restricted to those shown on the PUD concept plan and those allowed in the R-6 zoning district.
9. The maximum building height shall not exceed 29 feet.
10. The minimum floor area for each unit shall be 1,200 square feet.
11. Minimum set backs for each unit shall be as follows:

- a. front yard 25 feet
- b. side yard 5 and a total two sides of 15 feet
- c. rear yard 12 feet

12. The architectural design of the buildings shall be similar to architectural design submitted with the concept plan for the assisted and memory care buildings.

For the area developed as independent senior center:

13. The maximum building height shall not exceed 29 feet, unless the method for fire protection is reviewed and approved by the Fire Department, in which case height may exceed 29 feet but shall not exceed 47 feet.

14. The architectural design of the buildings shall be similar to architectural design submitted with the concept plan for the assisted and memory care buildings.

For the area developed as skilled nursing facility:

15. The maximum building height shall not exceed 29 feet.

16. Number of beds shall not exceed 20.

17. The architectural design of the buildings shall be similar to architectural design submitted with the concept plan for the assisted and memory care buildings.

For the entire site:

18. Maximum number of bed/units shall not exceed 205 subject to final review and approval of the breakdown of the various independent use at the time of site plan review and approval.

19. Amenities shall include at a minimum shuffleboard courts, a putting green and sidewalks throughout and shall be approved by the Planning Commission at the time of site plan review and approval.

20. Adequate drainage shall be provided on the subject parcel according to the approved site plan and approved by the Genesee County Drain Commissioners Office.

21. The developer shall construct a type I well to service the development of the entire parcel.

22. The developer of the PUD project shall pay to Fenton Township the total cost of any necessary upgrades to the sanitary sewer system, as determined by the Township.

23. The Planning Commission & Township Board will evaluate this request in 5 years and may initiate a rezoning of the property if the developer has not demonstrated that suitable, continual progress has been made to develop the property consistent with this ordinance.

This amendatory ordinance is hereby declared to have been enacted by the Fenton Township Board of Trustees at a regular meeting thereof held on the 18th day of August 2014 and is ordered to be given publication in the manner prescribed by law. It shall become effective seven (7) days after adoption and publication.

Bonnie K. Mathis, Supervisor

Robert E. Krug, Clerk