



# APPLICATION FOR ZONING MAP AMENDMENT (REZONING)

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 rezoning may be considered as one request provided all property being considered is to be placed in the same zoning district. Parcels separated by a street are not considered contiguous.

If contiguous or single parcels being considered for rezoning are to be placed in two or more zoning districts, 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 zoning map amendment requests and evaluate each request using the following criteria from the Holland Charter Township Zoning Ordinance:

### Article 21 – Amendments

#### Section 21.4 [A] - Criteria for Map Amendments

1. Whether or not the proposed rezoning is consistent with the goals, policies and future land use map of the Comprehensive Plan; or, if conditions have changed significantly since the Comprehensive Plan was adopted, whether the map change would be consistent with recent development trends in the area.
2. Whether the proposed district and the uses allowed are compatible with the physical, geological, hydrological and other environmental features of the site.
3. The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values, and traffic impacts.
4. Whether, if rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including streets, sanitary sewers, storm sewer, water, sidewalks, and street lighting.
5. Other factors deemed appropriate by the Planning Commission or Township Board.

The proponents are expected to attend the public hearing at which their request is considered.

The Planning Commission recommendation is then forwarded to the Township Board for action. The Township Board is required to have two "readings" on the request. Depending upon timing and other factors, finalization of the rezoning request may not occur until one or two months after the Planning Commission hearing.

### Contact Information (Please print or type):

Name of Current Owner(s) of Record\*: L T Enterprises

Address: 14620 Port Sheldon Rd Phone: \_\_\_\_\_

West Olive, MI 49460 E-mail: \_\_\_\_\_

Name of Authorized Agent(s): Redwood Living (C/O Emily Engelhart)

Address: 7007 East Pleasant Valley Road Phone: (248) 930-2123

Independence, OH 44131 E-mail: EEngelhart@byRedwood.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): 12580 Quincy St Holland
- 2. Legal Description of property to be rezoned: See attached
- 3. Is any of the above-described property located within a floodplain? No  
If yes, provide FEMA Panel No.: N/A
- 4. Parcel Number(s): 70-16-09-100-023, 70-16-09-100-025
- 5. Acreage: 5.12, 4.98 (10.1 Total acres)
- 6. Current zoning: AG - Agricultural District
- 7. Proposed zoning: R-3 High Density Residential District
- 8. Current use of property: Single Family Home, Vacant, Vacant
- 9. Proposed use of property: Multiple-Family Residential

Conditional Rezoning (Article 21- Amendments, Section 21.5). It is recognized that there are certain instances where it would be in the best interests of the township, as well as advantageous to property owners seeking a change in zoning boundaries, if certain conditions could be proposed by property owners as part of a request for a rezoning. It is the intent of this section to recognize the provisions of Section 405 of the Michigan Zoning Enabling Act (MCL 125.3405) by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request.

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 Building Department to enter my property in order to review the particulars of my request.

Name: Tom Hill  
(Printed name of Owner of Record or Authorized Agent)

Signature: Tom Hill  
(Owner of Record or Authorized Agent)

Date: 12-9-2024

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



**Property 3:**

**PN:** 70-16-09-100-025:

**LEGAL:** Part of the Northwest 1/4 of Section 9, Town 5 North, Range 15 West, Township of Holland, Ottawa County, Michigan, described as: Commencing at the North 1/4 corner of said Section 9; thence South 89 degrees 59 minutes 18 seconds West 655.78 feet along the North line of Section 9; thence South 00 degrees 36 minutes 42 seconds East 662.05 feet along the East line of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 9 to the Point of Beginning; thence continuing along said East line South 00 degrees 36 minutes 42 seconds East 662.05 feet; thence South 89 degrees 59 minutes 39 seconds West 329.96 feet along the South line of the North 1/2 of the Northwest 1/4 of Section 9; thence North 00 degrees 31 minutes 20 seconds West 662.03 feet along the West line of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 9; thence North 89 degrees 59 minutes 27 seconds East 328.92 feet along the North line of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 9 to the Point of Beginning.

**OWNER:** L T ENTERPRISES



December 9, 2024

Corey Broersma  
Community Development Director  
Holland Charter Township  
353 North 120<sup>th</sup> Avenue  
Holland, MI 49424  
(616) 395-0151

RE: Application(s) for Rezoning – Redwood USA, LLC

- 70-16-09-100-024 (HILL ROGER M TRUST)
- 70-16-09-100-023 (L T ENTERPRISES)
- 70-16-09-100-025 (L T ENTERPRISES)

Dear Corey,

On behalf of Redwood USA, LLC please find, the attached two Applications for Rezoning which are submitted relating to the use and development of three adjacent parcels of real property located within Holland Charter Township, which are known as Tax Parcel Number 70-16-09-100-024, 70-16-09-100-023, and 70-16-09-100-025. Together, these 3 properties consist of approximately 20.23 acres on the south side of Quincy Street east of West Shore Drive (together the "Property"), as more fully described in the Applications and their attachments. Currently, the Property is comprised of of vacant land with a single-family residence and outbuilding on one of the parcels. The Property is currently zoned AG – Agricultural District. Redwood proposes to rezone the properties to R-3 – High Density Residential, consistent with the future land use designations for these parcels as shown in the Comprehensive Land Use Plan which is listed as High-Density Residential. A legal description and exhibit of the proposed area to be rezoned are included as exhibits to the Rezoning Applications. In addition to this letter are the following documents are provided in accordance with our understanding of the Township's requirements:

1. Eleven (11) copy of the signed Application for Rezoning for 70-16-09-100-024 (HILL ROGER M TRUST).
2. Eleven (11) copy of the signed Application for Rezoning for both 70-16-09-100-023 and 70-16-09-100-025 (LT ENTERPRISES).
3. Check payable to Holland Charter Township in the amount of \$1,000.00 for the Application Fee (submitted overnight separately to Holland Charter Township).

## Residential Project

Redwood proposes to develop the Property into single-story multifamily dwellings/townhouse apartment homes, primarily consisting of two bedroom, two bathroom residences with an attached two car garage, although Redwood has started to incorporate a limited number of one bedroom, one bathroom residences with an attached one car garage which may be included in a future site plan proposal (the "Project"). The Project will be substantially similar to the existing Redwood Neighborhood which currently operates within Holland Township and will continue to utilize the high design and architectural standards typical of Redwood Neighborhoods which has led to the success of the existing Neighborhood and demand for units in the Holland market.

Redwood neighborhoods are not age-restricted and comply with all Fair Housing practices, however, they often appeal to the empty-nester / active adult community and to other constituents who are seeking an alternative to a single-family home with attached garages, no stairs, and with compliant ADA accessibility features. Redwood prides itself on creating a community of peace, quiet, and comfort for its residents by (i) constructing a carefully planned neighborhood; (ii) limiting on-site amenities; (iii) closely managing its neighborhoods with onsite personnel; and, (iv) adhering to strict rental standards. Redwood strictly adheres to all Fair Housing-required rental practices.

With a maintenance-free lifestyle and single-story design, Redwood neighborhoods provide the Township an opportunity to allow its current residents live and/or to age in place while remaining invested in familiar businesses, health care providers, and friend and family networks.

## Rezoning Considerations

Per Section 21.4 – Criteria for Amendment and in consideration of the factors considered by the Township during a rezoning request; Redwood offers the following commentary:

Whether or not the proposed zoning is consistent with the goals, policies, and future land use map of the Comprehensive Plan; or, if conditions have changed significantly since the Comprehensive Plan was adopted, whether the map change would be consistent with recent development trends in the area.

1. In our review of the Comprehensive Plan "A Unified Vision – 2020" the properties included in this rezoning application are shown with a High-Density Residential designation on the current Future Land Use Map.

2. The High-Density Residential characteristics discussed in the Comprehensive Land Use Plan suggests the appropriate land uses to be multi-unit residential dwelling units that are located in a walkable distance to community nodes which is in-line with this proposal.
3. The Comprehensive Land Use Plan discusses goals related to housing and development which we believe the rezoning will help to achieve including:
  - a. *An overarching goal to develop a framework for implementation of all housing types in strategic areas to support a future housing stock of varying styles and densities to provide options people of all incomes and ages (pg. 4).*

We feel an additional Redwood Neighborhood would contribute to housing diversity in the Township by providing an alternative to more traditional single-family homes, condos, or typical multi-story apartment developments found in Holland Township. A Redwood Apartment Neighborhood is often found to be a solution for missing-middle housing that many communities seek. It provides an attractive housing option for seniors, empty nesters, and professionals who are seeking the look, feel, and features of a single-family home and neighborhood without maintenance obligations and with inherent flexibility when compared to a home/condo purchase. Redwood's single-story design with an attached garage has proven itself to be in demand based on the success of our first development in Holland Township and we feel a further Neighborhood will help meet this need.

- b. Neighborhood and transportation goals mentioned in the Comprehensive Plan call for: *greater housing choices that integrates with existing neighborhoods and contexts, residential developments needed by persons of all abilities and backgrounds, diverse types of multiple family housing within established areas through infill development, enhancing commercial land uses with walkable service nodes and increasing connectivity in neighborhood design (pg. 14).*

Similar to the above response, we see the Redwood project as an opportunity to help the Township achieve some of these goals due to the accessible nature of our development and apartment homes, its location (adjacent to an existing Redwood Neighborhood, commercial and retail developments, and other multi-family designated land and multifamily uses), and the potential ability to provide pedestrian connectivity to the adjacent Redwood project,

commercial uses, and future development areas. We feel that this Property specifically meets many of those goals and believe this is why it was identified as a future HDR candidate on the Master Plan.

Whether the proposed district and the uses allowed are compatible with the physical, geological, hydrological and other environmental features of the site.

We feel that the R-3 district is compatible with the physical, geological, hydrological, and other environmental features of the site based on initial research and our experience with developing a similar project in the area. The property is primarily vacant land and contains a minor wetland area that can be preserved through site planning. In addition, the south end of the property contains a drainage corridor that again be accommodated for in site planning and can be used for drainage. Redwood is familiar with the general soil conditions of the area and will be conducting studies on the geotechnical and other environmental conditions of the property and will address these in a future site plan (if necessary).

The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values, and traffic impacts.

The proposed zoning district would allow for development of multiple family units at a density of up to 12 units per acre. We believe that this request is compatible with the surrounding properties as the property to the south (Redwood) is zoned R-3 and is designed at a comparable density to what Redwood would propose on this new zoning request. The property directly west is zoned C-2 community commercial and contains commercial uses that would be able to be patronized by future residents. Redwood has several Neighborhoods that are located adjacent to large commercial users and feel we are compatible uses. The vacant land located east of the Property is currently zoned Agricultural, however, it is also designated for High Density Residential on the Future Land Use Plan found in the Comprehensive Plan and is adjacent to further R-3 multifamily development (Authentix Quincy Street) further east. The property to the north is zoned Agricultural and is currently vacant but is listed as Light Industrial on the Future Land Use Plan. Thus, considering these factors Redwood feels the rezoning would be compatible and beneficial to the community based on its High Density Residential designation and we believe that the proposed rezoning and future development is at a scale and of an impact anticipated for the area.



Whether, if rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including streets, sanitary sewer, storm sewer, water, sidewalks, and street lighting.

Based on Redwood’s preliminary research, discussions with Township and County staff, we feel that this site is capable of accommodating the use of R-3 multifamily housing. Our proposed development would not occur until after the sanitary sewer connection moratorium has been lifted in 2026 and the infrastructure in the area including water and sanitary easements from the existing Redwood neighborhood allow the property to be serviced with public utilities. In addition a public sidewalk exists along this property on Quincy street and interior sidewalks would be proposed as part of the development. Redwood would also propose to light its street in a similar fashion to its existing Redwood neighborhood. In terms of an impact on traffic, we understand that a future site plan would need to be designed, evaluated, and ultimately constructed to meet the requirements of the Ottawa County Road Commission and Township.

Other factors deemed appropriate by the Planning Commission or Township Board.

While Redwood cannot anticipate other factors deemed appropriate for discussion by these two bodies (if applicable) we look forward to addressing any further comments or questions about the project and rezoning.

In closing, electronic copies of the information listed above (along with this cover letter) will be e-mailed to you for your records. We look forward to presenting to the Planning Commission and Township Board. In the meantime, should you have any questions about the enclosed material or if you require any additional information, feel free to contact me by phone at Emily Engelhart at (248) 930-2123 / [eengelhart@byredwood.com](mailto:eengelhart@byredwood.com) or Ian Graham at (517) 827-8681 or e-mail at [ian.graham@collierseng.com](mailto:ian.graham@collierseng.com)

Sincerely,



Emily Engelhart  
Director of Acquisition

Enclosures