

Memo

TO: Holland Charter Township

FROM: Alex Frazier, PE – Fishbeck (Agent for Applicant)
Nick Nykerk, HBPC-OB LLC (Applicant)
Har Ye Kan, HYK Consulting (Agent for Applicant)

DATE: September 10, 2026 **PROJECT NO.:** 2600451

SUBJECT: Preliminary PUD Narrative – Holland Woodlands Crossing

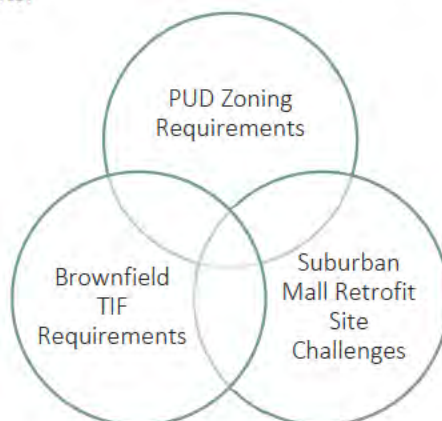
Introduction and Project Overview

The subject property, 12330 James Street, was purchased by HBPC-OB LLC, in 2023. Since then, local ownership has invested in the long-term stewardship of the property with intentional revitalization and an approach to being a good neighbor. Key initiatives and projects between 2023 and 2026 include:

- Resolving the Popeye's Drain access easements with Ottawa County Water Resources Commission.
- Redeveloping a portion of the office condo and former parking lot space into the ODC Woodlands Discovery Preschool.
- Working with existing tenants, PACE LifeCircles and Dutch Village, to support their expanded uses.

Unlike a vacant greenfield site starting with a blank slate, this proposed mixed use redevelopment to revitalize an aging commercial corridor had to reconcile many more considerations:

- PUD Zoning Requirements
- Brownfield TIF Requirements
- Site Challenges: Existing circulation, utilities and infrastructure networks; County drain and the floodplain which defined limited developable areas; Irregular west property line for realignment; Public utility easements.



In alignment with the Township's Future Land Use Plan for the US-31 corridor, the proposed Woodlands Crossing Planned Unit Development (PUD), located at 12330 James Street, is now proposing a master plan with additional residential uses with the intention to create a cohesive, high-quality mixed-use development with the existing commercial uses.

Key proposed developments include:

- **Four multi-family residential buildings** with 96 one- and two-bedroom units, supported by four accessory storage buildings, gazebos/pavilions, multipurpose green space, two pickleball courts, and 195 parking spaces (including 13 which are proposed as deferred parking spaces);
- A **natural preservation area** for existing woodlands and wetlands on the east side of the property, to be enhanced with a trail and made available as a community amenity;
- A **central linear park** as a shared green space and community amenity;
- A **0.89-acre lot for additional multi-family housing** to be designed and developed in a future phase and reviewed through a PUD amendment at the appropriate time.

The property is currently zoned as C-2 community commercial parcels, and the proposed master plan seeks to rezone the property into a comprehensive Planned Unit Development.

Consistent with Article 16 of the Holland Charter Township Zoning Ordinance, the PUD approach provides the flexibility necessary to achieve a more efficient, coordinated development pattern than would **not** be possible under conventional zoning.

The project supports the Township's Comprehensive Plan by advancing its vision for mixed-use development in this area while also contributing to the identified need for additional and diverse housing options, including multifamily residential.

PUD Purpose (Section 16.1(C))

The proposed PUD advances the stated purposes of the ordinance in the following ways:

- **Innovative Land Development**
 - The site plan introduces a coordinated layout of existing and proposed buildings, open spaces, and circulation systems that departs from traditional zoning patterns. This includes a combination of both commercial/office uses along with proposed multifamily residential development, creating a more dynamic and functional environment. Unified control will be maintained through a newly created master site condo association for the entire PUD, under which there are individual condos for the separate lots of record. This is same as the unified control master site condo model governing Macatawa Legends.
 - HBPC-OB, LLC is the recorded Successor Developer of Holland Business Park Condominium under Ottawa County Instrument No. 2025-0019042. The assigned rights expressly include the right to withdraw all or portions of Contractable Areas Nos. 1 and 2 pursuant to Section 3.2 of the Master Deed without co-owner or mortgagee consent. Before recording the new site condominium, HBPC-OB will record a contraction amendment and condominium replat removing the proposed development property (refer to site plan for new unit boundaries for identification of new site condo units) from Holland Business Park Condominium. The withdrawn property will then be subjected to a new site-condominium master deed, bylaws, subdivision plan, reciprocal easements, maintenance obligations, and the approved PUD agreement.
 - Per the MSHDA Brownfield TIF requirements, the developer and their brownfield TIF consultant have confirmed that the funding for the brownfield TIF can be split across more than one lot/unit of record, given the existing private driveway bisecting the proposed multifamily residential development area in Units #1 and #2.

- **Efficient Use of Land**
 - Buildings, parking areas, and infrastructure are strategically arranged to minimize redundancy of parking and maximize usability. Shared access drives, compact building footprints, and reduced setbacks (where proposed) contribute to improved land efficiency, preserving natural buffers and open space area.
- **Adaptive Reuse of Significant or Historic Buildings**
 - Not applicable.
- **Mixed-Use Development**
 - The PUD incorporates a mix of complementary uses, including residential units and supporting commercial/office spaces, arranged to function cohesively within the site. This integrated layout allows for convenient access between uses and supports walkability through internal pedestrian connections. This proximity encourages a reduced reliance on automobile travel while creating a more connected and functional environment. The PUD design preserves existing commercial uses, a childcare center, proposed residential and multifamily uses, recreational, and open space uses.
- **Preservation of Natural Features and Open Space**
 - Preservation of the existing natural features (such as wooded areas, wetlands, and a county drain) becomes an amenity within this site design. Dedicated open space areas are provided to enhance environmental quality and resident experience. Over 50% of the site is proposed to remain as preserved forest and wetland area. In addition, a shared open space linear park is proposed onsite. Further details on the access, maintenance, and preservation will be provided at the Final PUD.
- **Efficient Provision of Public Services**
 - The unified development approach allows for coordinated utility design, stormwater management systems, and access points, potentially lessening long-term service burdens on public infrastructure.
- **Traffic and Pedestrian Circulation**
 - The development minimizes adverse traffic impacts through consolidated access points and internal circulation systems. Pedestrian pathways, connections, and proposed crosswalks with yield signs are provided throughout the site and to adjacent properties where feasible for safety.
 - PUD Ingress/Egress is by right and supported by a Declaration of Easements, recorded March 28, 2013 as the operative instrument providing ingress and egress to and from James St. The declaration refers to Parcel B (the existing condo project parcel) and Parcel A (the neighboring 17 acre parcel owned by Holland Town LLC), and appears to have been made when those were one parcel, in anticipation of splitting. The declaration does not contain specific legal descriptions for the location of easements, but provides a “perpetual non-exclusive easement for the passage and ingress and egress of motor vehicles and bicycles on the private roads and driveways constructed within the Premises and of pedestrians upon all the sidewalks constructed within the Premises.” The intent was likely to preserve flexibility in development configurations, while granting easements over whatever access routes ended up existing in the future. **(See sheet C5: Access & Easement Exhibit for a map showing the shared access easements.)**
- **Recreational Opportunities**
 - Recreational amenities such as trails, open space, and park amenities are incorporated to serve residents and visitors, promoting active lifestyles. A multipurpose green space and parks as well as two recreation sports courts and a nature trail are proposed in the PUD.
- **Addressing Site Constraints**
 - The PUD framework enables land development that may otherwise be challenging due to site configuration, wetland/floodplain constraints, and access limitations. This creates a more thoughtful and functional design.

Recognizable Benefits (Section 16.2(C))

Woodland Crossings will provide the following 9 out of the 12 recognizable benefits / site design elements defined in the PUD Qualifying Conditions Section 16.2C of the Zoning Ordinance. This considerably exceeds the minimum of 4 recognizable benefits stipulated by the Zoning Ordinance.

- #1. Mixed-use development with residential and non-residential uses or a variety of housing types;
 - (See earlier description on the intended mixed-use outcomes.)
- #2. Pedestrian/transit-oriented design with buildings oriented to the sidewalk and parking to the side or rear of the site;
 - Over 3,500 LF of pedestrian walkways have been added to the design to connect the recreational and site uses of the PUD.
- #3. High-quality architectural design beyond the site plan requirements of this ordinance;
 - The proposed building elevations and renderings included in the packet show the proposed materials, varied building forms, enhanced façade articulation, and cohesive design themes.
- #4. Extensive landscaping beyond the site plan requirements of this ordinance;
 - The landscape plan will be provided as part of the Final PUD submission. The proposed landscaping is intended to exceed minimum requirements with enhanced plantings, street trees, buffers, and feature areas that improve aesthetics and environmental performance.
- #5. Preservation, enhancement, or restoration of natural resources (trees, slopes, wetland areas, water views, etc.);
 - Significant natural features are preserved and integrated into the design, including existing wetland and forested areas, ensuring long-term environmental stewardship. Over 50% of the site is to be preserved and remain as forested area and wetland. In total the PUD is projected to increase around 6–10% in developed area.
- #7. Provision of open space or public plazas or features;
 - The plan includes meaningful open space areas such as greens, plazas, and passive recreation zones that are centrally located and accessible. Over 55% of the site is intended to remain as open space through preserved forest, wetland, and open park space.
- #9. Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allowing incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach;
 - The development incorporates design techniques such as building scale transitions, landscaping buffers, and use gradation to ensure compatibility with adjacent properties.
- #10. Shared vehicular and pedestrian access between properties or uses;
 - Internal drives and shared access points reduce curb cuts and improve traffic flow and safety. These drives are beneficial to all users and maintained as part of an agreement between users. **(See C5: Access & Easement Exhibit for a map showing the shared access easements.)**
- #11. Mitigation to offset impacts on public facilities (such as street improvements).
 - The project includes redevelopment of an existing development site, including using existing public water, sanitary sewer and storm sewer infrastructure. The development may include

mitigation measures such as roadway improvements, pedestrian connections, or utility upgrades that benefit the surrounding area. The extent of these improvements will be known in the detailed design scope of work.

Standards of Approval

Per the Standards for Approval in Section 16.8 of the Ordinance, we believe that the proposed PUD:

- Complies with intent and the applicable qualifying conditions of Sections 16.1C and 16.2 C as shown above;
- Provides uses and impacts on the community that are consistent with the Holland Charter Township Comprehensive Plan;
- Has been designed and will be constructed, operated, and maintained in a manner harmonious with the character of the adjacent property, the surrounding uses of land, the natural environment, and the capacity of public services and facilities affected by the development;
- Does not change the essential character of the surrounding area. It responds to the commercial and residential uses within and surrounding the superblock bounded by US-31, 120th Avenue, James Street, and Lakewood Boulevard;
- Will not be hazardous to adjacent property or involve uses, activities, materials or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, or glare. HBPC-OB LLC has diligently engaged surrounding neighbors as well as relevant authorities to keep them informed of the proposed PUD. It has refined and will continue to refine the master plan to ensure that the health, safety, and welfare of persons and properties adjacent to the proposed PUD are upheld;
- Will not place demands on public services and facilities more than the current or anticipated future capacity;
- Will provide all the required underground utilities, including telephone and electrical systems, within the limits of the PUD.

Conclusion

The proposed PUD not only aligns with, but actively advances, the Township's long-term vision for this area by thoughtfully integrating complementary land uses with meaningful and diverse housing opportunities. By promoting a cohesive development pattern, the project supports efficient land use, enhances connectivity, and fosters a balanced mix of residential and supporting uses that respond to evolving community needs. The development team is excited about this opportunity and looks forward to collaborating with the Township to bring a high-quality, community-oriented project to fruition.

By email

Copy: Nick Nykerk – HBPC-OB LLC
Ben Striegle – Dutch Developers
Har Ye Kan – HYK Consulting LLC
Ryan D. Musch, PE, LEED AP, SITES AP – Fishbeck

- **Appendix A: Proposed Potential Uses for Woodlands Crossing PUD**
- **Appendix B: Proposed Deviations from the Holland Charter Township Zoning Ordinance & Parking Analysis**

- G1 – Cover Sheet
- C1 – Vicinity & Adjacent Zoning Map
- C2 – Existing Conditions
- C3 – Access & Easement Exhibit
- C4 – Parcel Layout
- C5 – Site Layout Plan
- A1 – Exterior Elevations (Multifamily Apartments)
- SK1 – Storage Building Elevations
- SK2 – Storage Building Elevations
- 1 – 1989 Manufacturer’s Market Place Site Plan
- 2 – 1989 Manufacturer's Market Place Site Paving Plan

APPENDIX A

Proposed Potential Uses for Woodlands Crossing PUD

Base Zoning: C-2 Community Commercial District

	TABLE 1: Proposed Potential Uses (Permitted by Right Across All Units)	
Commercial	- Animal services — Animal clinic/hospital, kennel, rescue or shelter - Banquet hall - Community cultural facility - Day care, child care center - Dwelling over commercial or office use - Food processing, small scale - Food Truck - Governmental facility - Greenhouses and nursery, accessory landscape business (indoor) - Hotel/motel - Medical services, clinics and medical offices - Meeting facility - Offices and services - Offices and services, temporary office - Offices and services with a drive through facility - Outdoor display, sales, not including vehicle and equipment sales - Outdoor display, sales, temporary - Place of worship - Recreation facility, commercial, indoor - Recreation facility, commercial, outdoor - Recreation facility, community-based, public, indoor - Recreation facility, community-based, public, outdoor - Restaurant - Restaurant with micro-brewery, small distillery or small winery - Retail - School, college or university private and specialized training, with or without farm animals - Solar energy collector, building-mounted - Special events - Theater - Winery, small; distillery, small; micro-brewery; tavern	
Residential	- Bed and breakfast - Dwelling, multi-family, single-family attached - Government facility - Foster care family home and group home - Housing — Independent, assisted, convalescent and nursing - Offices and services, temporary office - Place of worship - Dwelling-two family	

	TABLE 2: Proposed Uses in Limited Units (Special Use Approval)	
Commercial	- Contractors' facility - Warehousing (as an accessory/ secondary use in support of a principal commercial use within existing business condos suites) - Specified Area: Unit 4 (existing Nelis building and business condo suites)	
	- Special events (non-commercial, community) - Specified Area: Open areas such as green spaces, parking lots, and other hardscapes, where the event setup will seek to maintain public safety, health, and welfare. - Specified Frequency: No more than 26 times a year.	

DEFINITIONS

Contractors facility. An office and warehouse facility accommodating a construction contracting business. Examples of these uses include, but are not limited to: excavating companies; building, electrical, mechanical, and plumbing contractors; landscape installers; tree removal companies. This facility may have associated outdoor storage.

Warehousing. Facilities for the storage of furniture, household goods, or other commercial goods of any nature. May include an outdoor storage component, provided that the outdoor storage is not the primary use. Does not include mini-storage facilities offered for rent or lease to the general public (see "mini-warehouse/self-storage") or warehouse facilities primarily used for wholesaling and distribution (see "wholesaling and distribution").

Dwelling.

1.Dwelling, accessory. An attached dwelling subordinate to the principal single-family dwelling that contains an independent living area, including sleeping quarters, a bathroom, living area, and kitchen facilities, but can be internally accessed through the principal dwelling. The inclusion of a secondary kitchen or kitchenette within the principal dwelling does not alone result in classification as an attached accessory dwelling unit.

2.Dwelling, multi-family. A structure containing three or more dwelling units on a single lot designed for occupancy by three or more families living independently of one another.

3.Dwelling, single-family. A freestanding dwelling unit that is physically separate from any other dwelling.

4.Dwelling, single-family attached. A structure containing one dwelling unit on a single lot and connected along a property line to another dwelling unit on an adjoining lot by a common wall or other integral part of the principal building such as a breezeway or carport.

5.Dwelling, two-family. A structure containing two dwelling units on a single lot designed for or used by two families living independently of one another, may also be referred to as a duplex.

Foster care.

1.Foster care, adult foster care family home (1—6 adults). A private residence with an approved capacity of six or fewer adults, where foster care is provided 24 hours per day, five or more days per week, and for two or more consecutive weeks. It is licensed and regulated under the Adult Foster Care Facility Licensing Act, Act 218 of the Public Acts of 1979, MCL 400.701 et seq., as amended. The person issued the adult foster care family home license is a member of the household and an occupant of the residence.

2.Foster care, adult foster care group home (7+ adults). A private residence where adults are provided with foster care 24 hours a day, five or more days per week, and for two or more consecutive weeks. A foster care group home with an approved capacity of at least seven, but not more than 12 adults is a "small group home." A group home with an approved capacity of at least 13, but not more than 20 adults is a "large group home". An adult foster care facility is licensed under the Adult Foster Care Facility Licensing Act, Act 218 of the Public Acts of 1979, MCL 400.701 et seq., as amended, and the person issued the adult foster care group home license is a member of the household and an occupant of the residence.

3.Foster care, foster family home (children). A private home, licensed under Act 116 of the Public Acts of 1973, in which at least one, but not more than seven minor children who are not related to an adult member of the house by blood or marriage, or who are not placed in the household pursuant to the Adoption Code (Act 288 of the Public Acts of 1939, as amended), are given care and supervision 24 hours per day, four or more days per week for two or more consecutive weeks, unattended by a parent or guardian. The person issued the license is a permanent resident of the home. This zoning definition includes the foster family group homes, as defined by the Act.

APPENDIX B

Proposed Deviations from Holland Charter Township Zoning Ordinance (Section 16.3(C)) & Overall Parking Analysis

The proposed PUD master plan seeks the Staff and Planning Commission's deviations for:

1. Relief from the 66'-wide private street easement from 120th Ave.

The property, as well as the adjacent Holland Town Center property, is currently served by an existing shared private driveway which was constructed to be 26' wide in 1989/1990. The property has a 80'-wide, 440'-long ingress/egress easement across 370 N 120th Ave and 340 N 120th Ave. **(See the included drawing set for a map showing the October 1989 site plan with shared access easements.)**

Beyond this 80'-wide recorded ingress/egress easement which will be maintained from 120th Ave, the property and the adjacent Holland Town Center property have shared ingress/egress access by right and to and from James St., as supported by a Declaration of Easements, recorded March 28, 2013 as the operative instrument. The declaration does not contain specific legal descriptions for the location of easements, but provides a "perpetual non-exclusive easement for the passage and ingress and egress of motor vehicles and bicycles on the private roads and driveways constructed within the Premises and of pedestrians upon all the sidewalks constructed within the Premises." The intent was likely to preserve flexibility in development configurations, while granting easements over whatever access routes ended up existing in the future.

For the redevelopment purposes of Woodlands Crossing, the Declaration of Easements will continue to be in force.

However, to be able to (i) establish units/lots of record for proposed multifamily residential to satisfy the Brownfield TIF requirements, (ii) establish clarity between the existing commercial/office suites and the proposed central green space, (iii) set aside an area for future housing development, and (iv) creatively optimize the existing layout and utilities, the common area for the existing shared driveways had to be defined. To this end, the project is proposing a 50'-wide private street easement. This will include the existing shared private driveway and additional parkway space for street trees to be planted.

2. **Reduction in the minimum front setback** for multi-family residential (using R-3 as basis) from 35 feet to 10 feet for Unit #1 to accommodate the proposed storage buildings;
3. **Increase in the lot coverage** for multi-family residential (using R-3 as basis) from 50% to 64% for Unit #2 to accommodate the proposed apartment/storage buildings and parking area.

In a good faith effort to satisfy Sec. 9.7B -Storage in Dwelling, multi-family, single-family attached, where each dwelling unit shall include or be provided storage areas totaling no less than ten percent of the required minimum floor area, the proposed development includes four (4) separate accessory buildings. Each building will provide 24 individually secured storage areas of 50 square feet each.

The constraints in locating the proposed storage buildings have resulted in the above requested deviations. Additionally, the constraints also stem from a few factors:

- Existing site constraints of topography;
- Existing wetland/stormwater easements;
- Existing placement of the shared driveway;
- Need for adequate space for vehicular and emergency access circulation;

- Provision of deferred parking spaces to meet the minimum parking requirements. This is to minimize a situation where an association fails to manage the parking counts or parking lot surface to each property's satisfaction, resulting in property disputes.

4. **Reduction in the parking minimums** for multi-family residential from 2.5 spaces per dwelling unit to 1.89 spaces per dwelling unit.

Although the overall residential parking ratio is below the Township Ordinance Sec. 10.3's standard, additional parking needs can be met through:

- Shared parking with the commercial parking spaces; and
- Potential deferred parking (additional 13 parking spaces) that could be constructed within Units #1 & #2 if necessary. This would increase the parking ratio to 2.03 spaces per dwelling unit.

Based on the parking analysis (See TABLE 3 below), the property's primary commercial development on Unit #4 has a surplus of 147 parking spaces. This can serve as shared parking for the proposed residential and visitor uses given the fluctuations in peak parking demand for each use on the site during different times of the day and/or week.

Additionally, based on the property management experience from other multifamily residential projects with the same unit mix and building types owned and operated by Duch Brothers developer, such as Black River Flats in the City of Holland, have been able to comfortably support the residential parking demands with around 1.6 spaces / dwelling unit.

Shared parking is made possible in the proposed PUD as:

- The residential and commercial uses are within 600 feet of each other, measured from the nearest point of public entrance to the building to the nearest point of the parking lot;
- Convenient pedestrian connections are provided between the residential and commercial uses;
- Interior vehicular access will be provided to interconnect all properties sharing the parking facilities via the existing shared private driveway; and
- Directional signs to indicate parking for all affected properties or uses will be erected.

TABLE 3: Proposed PUD Parking Analysis		
Condo Unit	Minimum Parking Spaces Required per Parking Ordinance Sec. 10.3	Total Parking Provided
Unit #1 Multifamily Residential • 42 1-Bedroom Apartments • 6 2-Bedroom Apartments • 2 Storage Buildings	96 spaces Two spaces per dwelling unit plus one guest parking space for every two units (2.5 spaces/unit)	78 spaces <i>*Note: This includes 3 deferred parking spaces which will be maintained as green space until there is a demonstrated need.</i>
Unit #1 Multifamily Residential • 42 1-Bedroom Apartments • 6 2-Bedroom Apartments • 2 Storage Buildings • Proposed Playscape & Multipurpose Green Space	96 spaces Two spaces per dwelling unit plus one guest parking space for every two units (2.5 spaces/ unit)	135 spaces <i>*Note: This includes 10 deferred parking spaces which will be maintained as green space until there is a demonstrated need. 18 spaces will be reserved for ODC Daycare (in addition to spaces provided for multifamily)</i>
Unit #3 Future Multifamily Residential (TBD)	TBD in Future PUD Amendment	TBD in Future PUD Amendment
Unit #4 Commercial • 79,666 Square Feet of Existing Built Area	304 spaces One per 375 s.f. for Community Cultural One per 300 s.f. for Offices and Services or Retail Two plus one per 10 children permitted by state license for Day Care, Child Care Center One per 2,000 s.f. for Warehousing	451 spaces
Unit #5 Central Linear Park	None specified. Determined by the Zoning Administrator based on similar use consideration.	50 spaces provided <i>*Note: This includes 41 deferred parking spaces which will be maintained as green space until there is a demonstrated need.</i>

HBPC-OB LLC

Holland Woodlands Crossing

12330 James St,
Holland, MI, 49424

Preliminary PUD Set, 9/10/2026
Project Number: 2600451



fishbeck.com 1515 Arboretum Drive
800.456.3824 Grand Rapids, Michigan

GENERAL

G1 COVER

CIVIL

- C1 VICINITY & ADJACENT ZONING MAP
- C2 EXISTING CONDITIONS
- C3 ACCESS & EASEMENT EXHIBIT
- C4 PARCEL LAYOUT
- C5 SITE LAYOUT CONCEPT



LOCATION MAP



NO SCALE

GRAPHIC SYMBOLS

ELEVATION, SECTION, AND DETAIL DESIGNATION

1 SECTION

SCALE: 1/4" = 1'-0"

PLAN DESIGNATION

PLAN

SCALE: 1/8" = 1'-0"

NORTH

EXTERIOR ELEVATION TAG

A 1007

INTERIOR ELEVATION TAG/PHOTO TAG

C A301 **D** B

NORTH ARROW DESIGNATION

NORTH

NORTH

ROOM NAME AND NUMBER

ROOM NAME

101

ENLARGED DETAIL FRAME

1 10207

SECTION CUT LINE

1 A507

ELEVATION TARGET

SPOT ELEVATION

EL. 100'-0"

EXISTING CONSTRUCTION GRID

NEW CONSTRUCTION GRID

LEVEL CALLOUT

FIRST FLOOR

100'-0"

DEMOLITION KEY NOTE

2

NEW CONSTRUCTION KEY NOTE

1

REVISION CLOUD

ADDENDUM IDENTIFICATION

A1

BULLETIN IDENTIFICATION

B1

HBPC-OB LLC

12330 James St, Holland, MI, 49424

Holland Woodlands Crossing

NOT FOR
CONSTRUCTION

9/10/2026 | PRELIMINARY PUD SET

Drawn By SCURTIS
Designer AFRAZ ER
Reviewer NBARTON
Manager RMUSCH

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

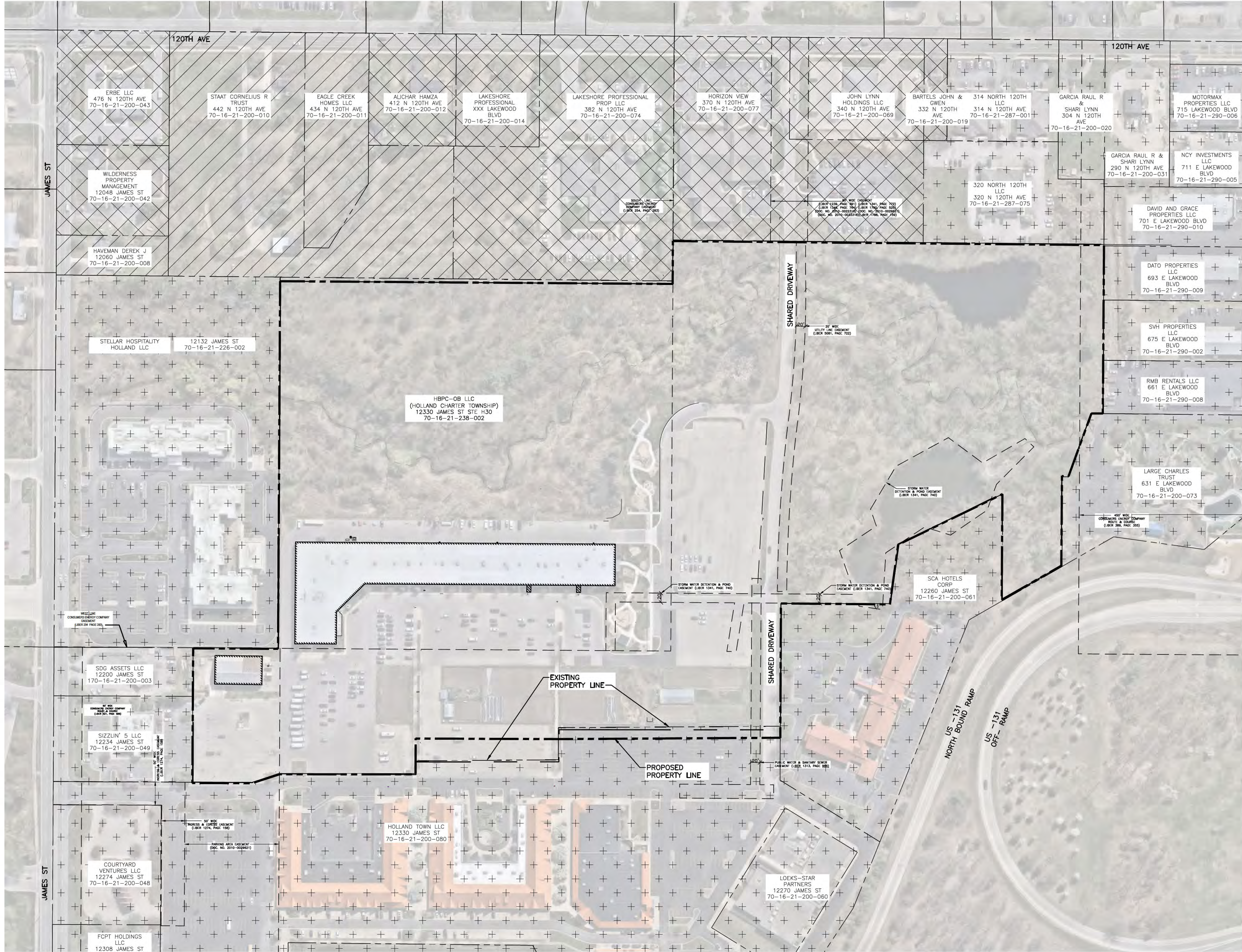
PROJECT NO.
2600451

SHEET NO.

G1

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PLT: WFD-210206030451CA0C0C1_2600451.DWG LAYOUT: VICINITY & ADJACENT ZONING MAP DATE: 9/10/2026 TIME: 5:31:23 PM USER: SVANDYKE



ZONING LEGEND

- PROPOSED PUD BOUNDARY LINE
- [Cross-hatched] HOLLAND CHARTER TOWNSHIP - R-2 (MODERATE DENSITY RESIDENTIAL)
- [Dotted] HOLLAND CHARTER TOWNSHIP - C-2 (COMMUNITY COMMERCIAL DISTRICT)
- [Diagonal lines] HOLLAND CHARTER TOWNSHIP - O-S (OFFICE AND SERVICE DISTRICT)



HBPC-OB LLC
12330 James St, Holland, MI, 49424
Holland Woodlands Crossing

REVISONS

NOT FOR CONSTRUCTION

9/10/2026 | PRELIMINARY PUD SET

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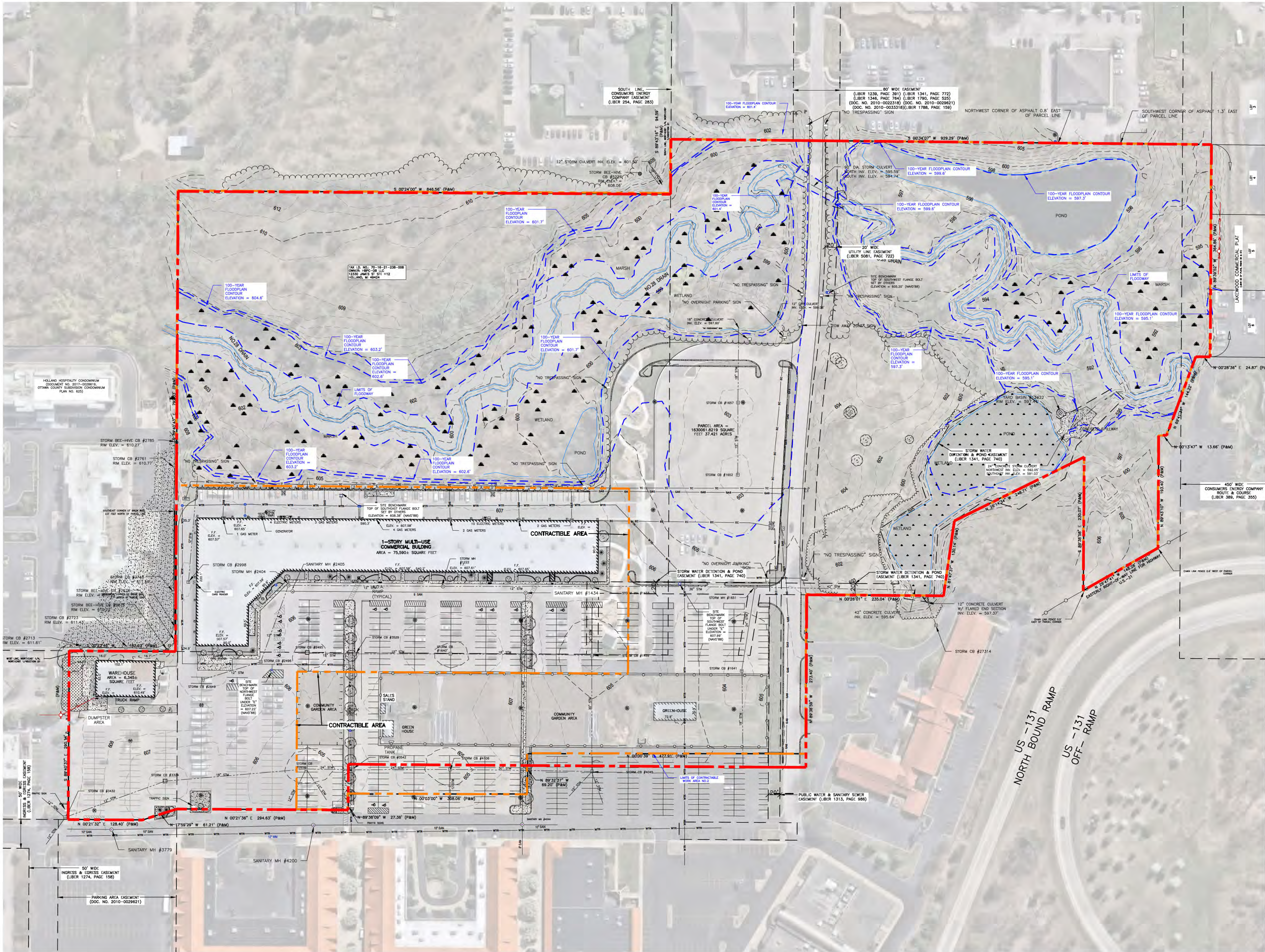
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2600451

SHEET NO.

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PLOT INFO: Z:\2026\2600451\CA\CD\CD2_2600451.DWG LAYOUT: EXISTING CONDITIONS DATE: 9/10/2026 TIME: 9:26:16 PM USER: SVANDYKE



SYMBOL LEGEND

- BENCH MARK
- PROPOSED PUD BOUNDARY
- CONTRACTIBLE AREA BOUNDARY
- PROPERTY LINE
- ROW LINE
- EASEMENT LINE
- TREE LINE
- WETLAND
- EDGE OF FLOODPLAIN
- EDGE OF WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- UTILITY POLE
- GRAVEL SURFACE
- PAVED SURFACE
- EXISTING CURB & GUTTER
- 8" SAN. SANITARY SEWER & MANHOLE
- 12" STM. STORM SEWER & MANHOLE
- CATCH BASIN CURB AND LAWN TYPE
- 6" WTR. WATER MAIN
- 2" GAS GAS MAIN
- ELEC. UNDERGROUND ELECTRIC
- TEL. UNDERGROUND TELEPHONE

HBPC-OB LLC

12330 James St, Holland, MI, 49424

Holland Woodlands Crossing

REVISIONS

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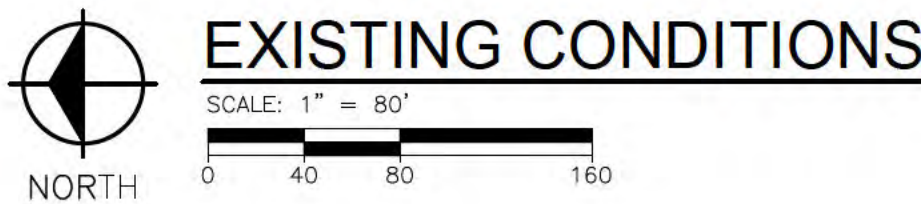
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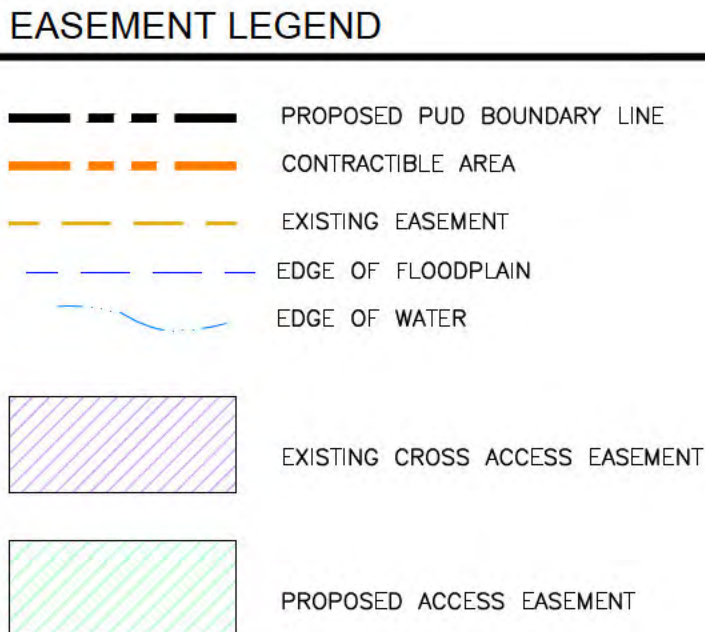
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C2

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fishbeck
Engineers | Architects | Scientists | Constructors

HBPC-OB LLC

12330 James St, Holland, MI, 49424

Holland Woodlands Crossing

REVISIONS

NOT FOR
CONSTRUCTION

9/10/2026	PRELIMINARY PUD SET
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Drawn By	SCURTIS
Designer	AFRAZIER
Reviewer	NBARTON
Manager	RMUSCH

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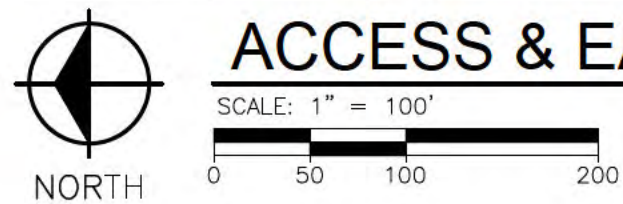
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2600451

SHEET NO.

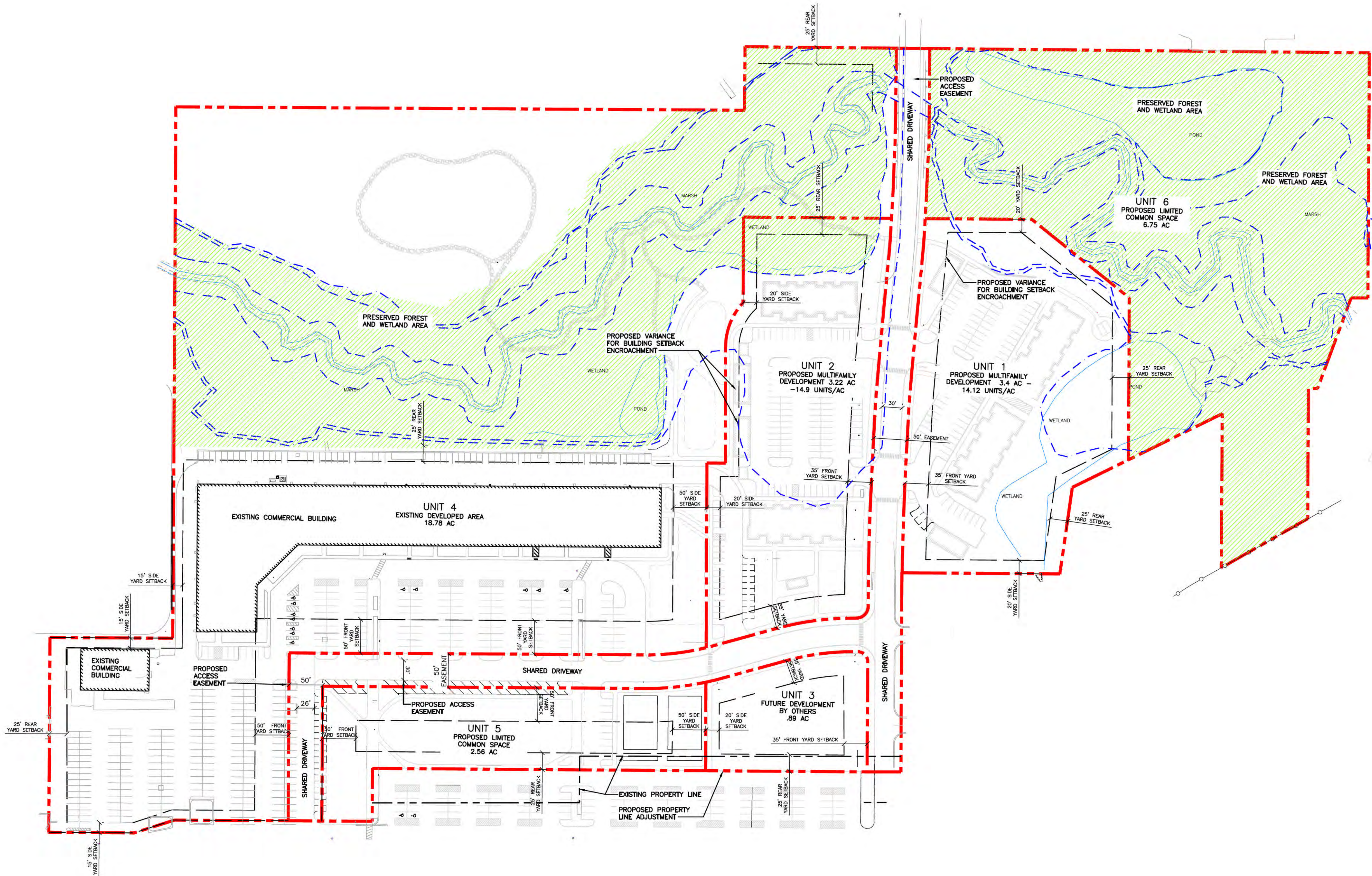
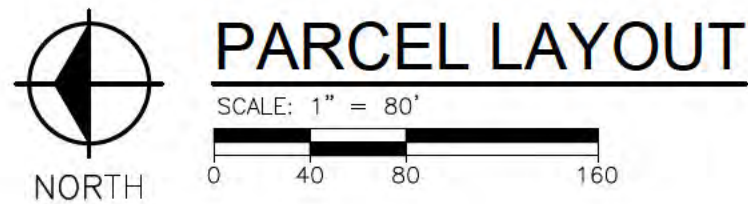
C3

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PLOT NFO: Z:\2026\2600451\CAD\CIDC3_2600451.DWG LAYOUT: ACCESS & EASEMENT EXHIBIT DATE: 9/11/2026 T ME: 5:42:13 AM USER: AFRAZIER



PLOT INFO: Z:\2026\2600451\CA\CD\CD\CA_2600451.DWG LAYOUT: PARCEL LAYOUT DATE: 9/11/2026 TIME: 12:54:47 AM USER: SVANDIYE



SYMBOL LEGEND

- PROPOSED C-2 ZONE : PRESERVED GREEN SPACE
- PROPOSED PUD BOUNDARY
- PROPOSED SETBACK LINE

PUD SUMMARY & NOTES

- EXISTING (GROSS) PUD AREA: 37.42 ACRES
- PROPOSED (GROSS) PUD AREA: 37.3 ACRES
*AFTER PROPERTY LINE READJUSTMENT
- EXISTING DEVELOPED AREA: 15.74 ACRES / 42%
- NET PROPOSED DEVELOPED AREA: 18.00 ACRES / 48%
- EXISTING FOREST AND WETLAND AREA: 21.00 ACRES / 56%
- PRESERVED FOREST AND WETLAND AREA: 18.9 ACRES / 50.7%
- ALL ALLOWABLE USES WITHIN THE PUD DEVELOPMENT, C-2, AND R-3 ZONING DISTRICTS, WHETHER BY RIGHT OR BY SPECIAL LAND USE, WITHIN HOLLAND CHARTER TOWNSHIP'S ZONING ORDINANCE, ARE PERMITTED WITHIN THE PROPOSED PUD. REFER TO FINAL PUD ZONING DISTRICT LANGUAGE FOR FULL LIST OF ALLOWABLE USES.
- PROPOSED SITE IMPROVEMENTS ARE BEST AVAILABLE CONCEPT INFORMATION, ARE SHOWN FOR PRELIMINARY PUD REVIEW, AND ARE SUBJECT TO REVISION PENDING SITE ENGINEERING, BUILDING ENGINEERING, UTILITY ENGINEERING AGENCY REVIEWS, AND CONSTRUCTION PERMITTING PROCESSES.

ZONING REQUIREMENTS

C-2 ZONE	
MIN LOT SIZE	15,000SF
MIN LOT WIDTH	90'
MAX BUILDING COVERAGE:	25%
FRONT SETBACK:	50'
SIDE SETBACK:	15'
REAR SETBACK:	25'
SETBACKS ABUTTING RESIDENTIAL ZONES	50'
UNIT 1	
LOT SIZE	148,500 SF / 3.4 AC
MIN LOT WIDTH	645' LF
BUILDING COVERAGE	18,140 SF / 12.2 % OF SITE
SITE COVERAGE	60,100 SF / 40.5% OF SITE
GREEN SPACE AREA	88,400 SF / 59.5% OF SITE
UNIT 2	
LOT SIZE	140,460 SF / 3.22 AC
MIN LOT WIDTH	210' LF
BUILDING COVERAGE	18,820SF / 13.4% OF SITE
SITE COVERAGE	89,000 SF / 63.6% OF SITE
GREEN SPACE AREA	51,450 SF / 37.4% OF SITE
UNIT 3	
LOT SIZE	38,770 SF / .89 AC
MIN LOT WIDTH	132' LF
UNIT 4	
LOT SIZE	817,990 SF / 18.78 AC
MIN LOT WIDTH	226' LF
BUILDING COVERAGE	83,100 SF / 10.2% OF SITE
SITE COVERAGE	329,990 SF / 40.3% OF SITE
GREEN SPACE AREA	488,000 SF / 59.7% OF SITE
UNIT 5	
LOT SIZE	75,455 SF / 2.56 AC
MIN LOT WIDTH	75' LF
SITE COVERAGE	16,100 SF / 21.3% OF SITE
GREEN SPACE AREA	59,350 SF / 78.7% OF SITE
UNIT 6	
LOT SIZE	294,240 SF / 6.75 AC
MIN LOT WIDTH	126' LF

NOT FOR
CONSTRUCTION

9/10/2026 | PRELIMINARY PUD SET

Drawn By SCURTIS
Designer AFRAZ ER
Reviewer NBARTON
Manager RMUSCH

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
2600451

SHEET NO.

C4

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Drawn By	SCURTIS
Designer	AFRAZIER
Reviewer	NBARTON
Manager	RMUSCH

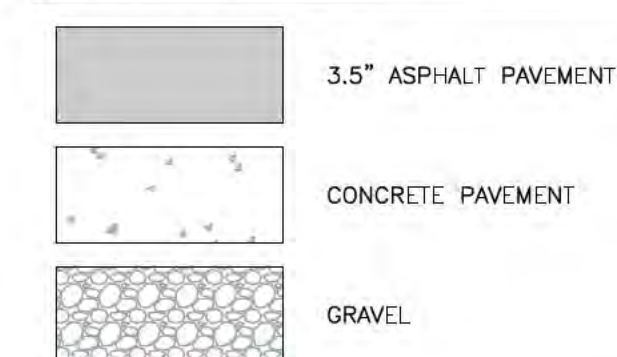
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PROJECT NO.
2600451

SHEET NO.

C5

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 PROPOSED PUD PROPERTY LINES
 STANDARD CURB AND GUTTER
 PROPOSED SETBACK LINE

NOTES: REQUIRED PARKING
APARTMENT 1.5 SPACES/UNIT
CONDOS 1.3-1.8 SPACES/UNIT

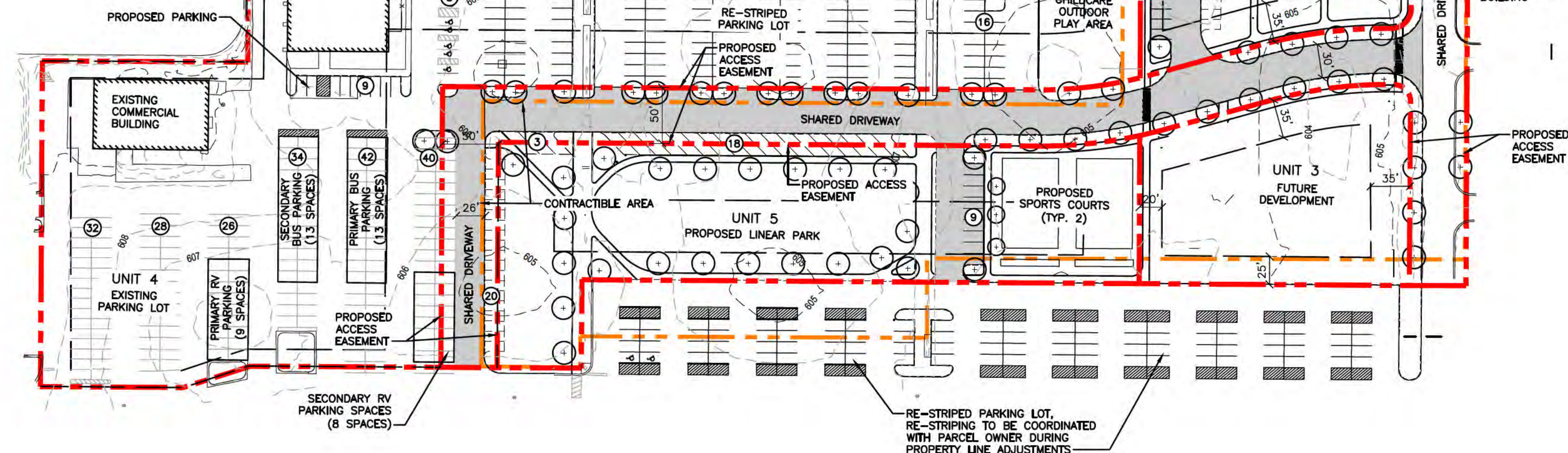
UNIT 1	42	1-BEDROOM APARTMENT
	6	2-BEDROOM APARTMENT
	1	STORAGE BUILDING
UNIT 2	42	1-BEDROOM APARTMENT
	6	2-BEDROOM APARTMENT
	1	STORAGE BUILDING
TOTAL	96	RENTAL APARTMENTS

PROPOSED RECREATION— UNIT 5
2 MULTI-USE RECREATION SPORTS COURTS
MULTIPURPOSE GREEN SPACE

PROPOSED PARKING		
UNIT 1*	#75*	R-3 RESIDENTIAL SPACES
	#3	DEFERRED PARKING SPACES
UNIT 2	#107	R-3 RESIDENTIAL SPACES
	#10	DEFERRED PARKING SPACES
	#18	SPACES RESERVED FOR DAYCARE
		*TOTAL OF 192 SPACES FOR UNIT 1 AND 2, = 96 PER UNIT
UNIT 3		FUTURE DEVELOPMENT
UNIT 4	#451	C-2 COMMERCIAL SPACES
UNIT 5	#9	C-2 COMMERCIAL SPACES
	#41	DEFERRED PARKING SPACES

*PROPOSED PARKING AGREEMENT BETWEEN PARCEL 1&2
TO SUPPLY ADEQUATE PARKING FOR BOTH PARCELS

PARKING TOTALS
 ±1,105 EXISTING PARKING SPACES
 ±686 PROPOSED PARKING SPACES



SCALE: 1" = 80'

A horizontal scale bar with a black and white alternating pattern. It is marked with the numbers 0, 40, 80, and 160, representing feet. The bar is divided into four equal segments, each representing 40 feet.



SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

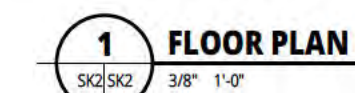
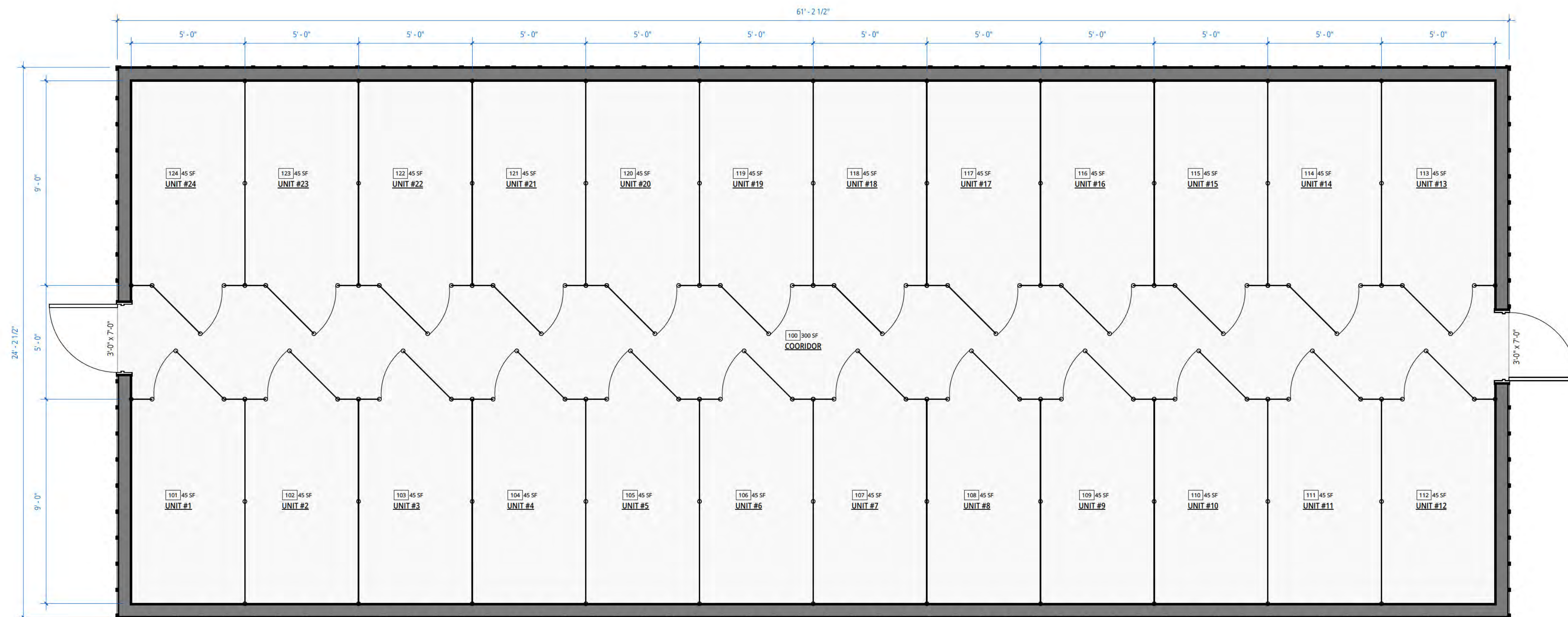
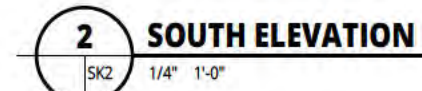
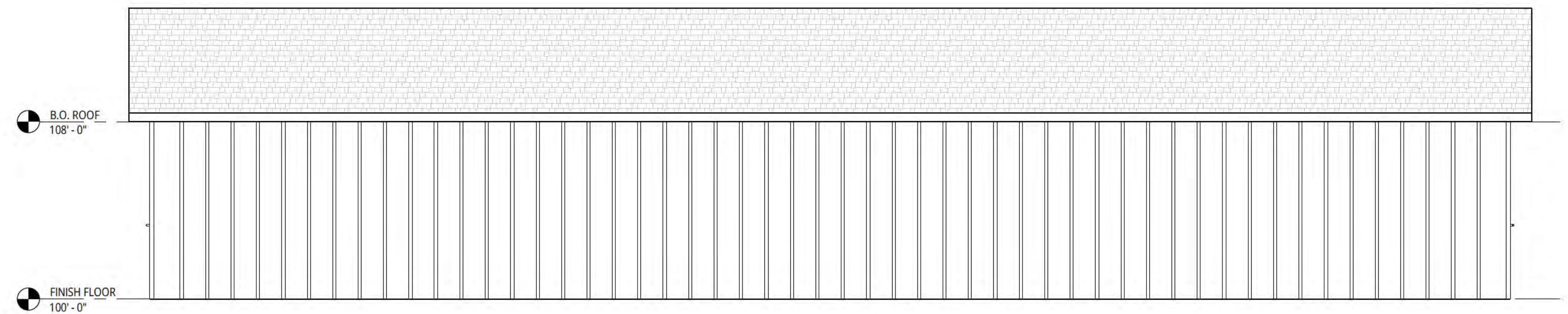
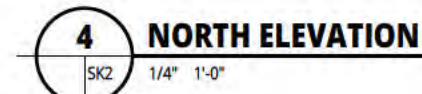
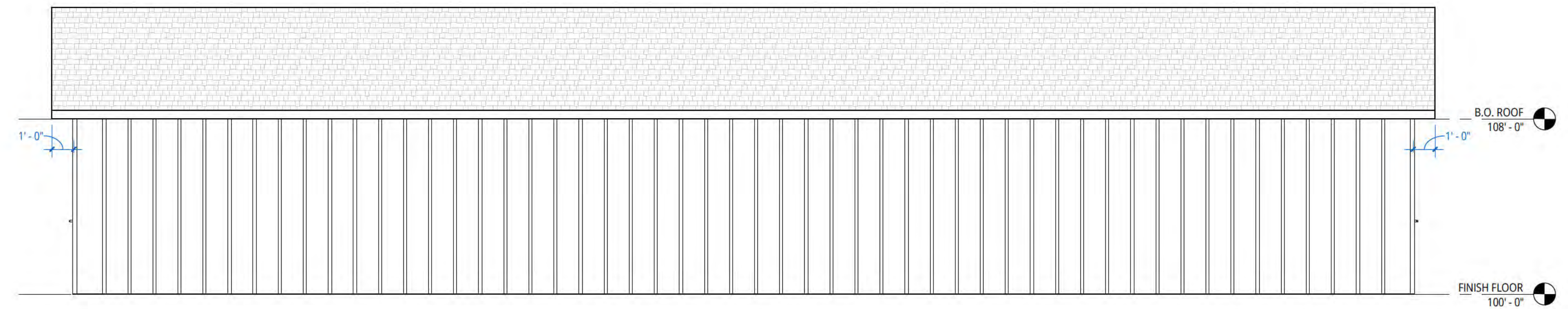
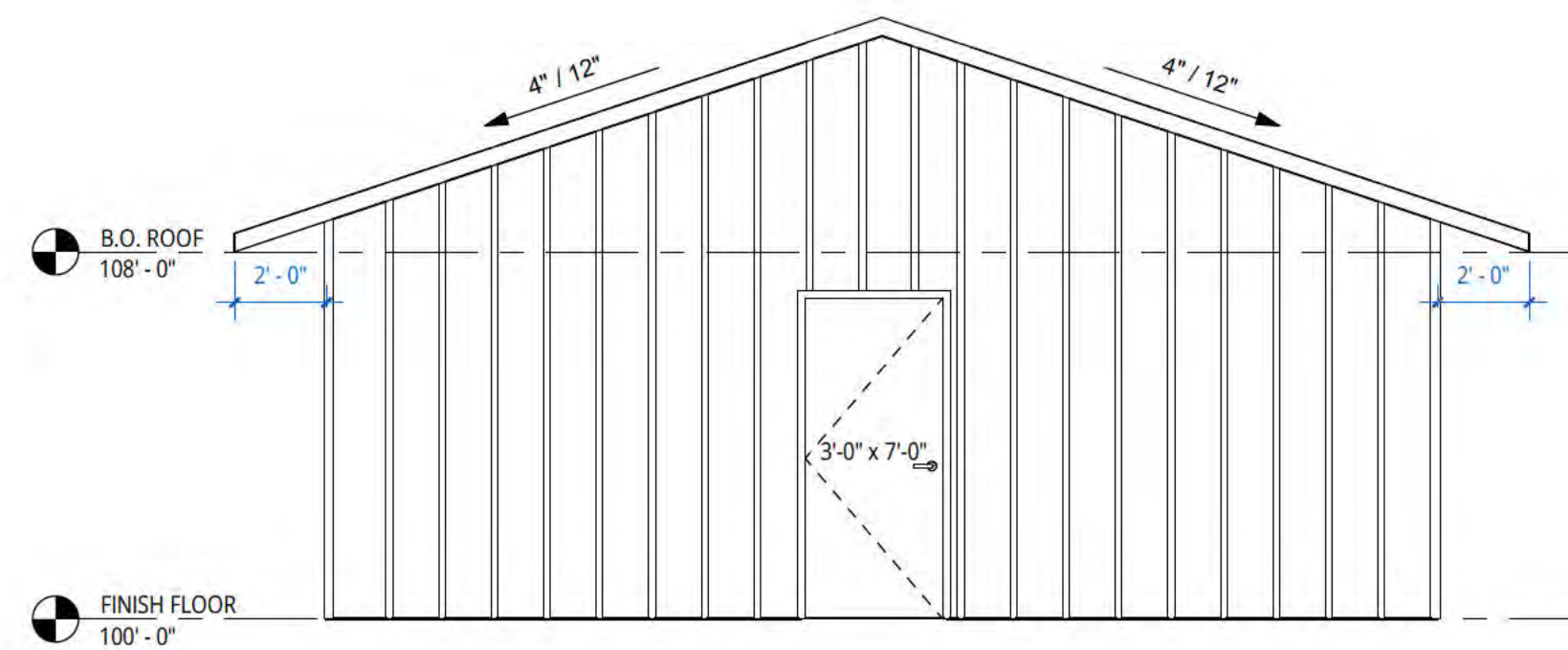
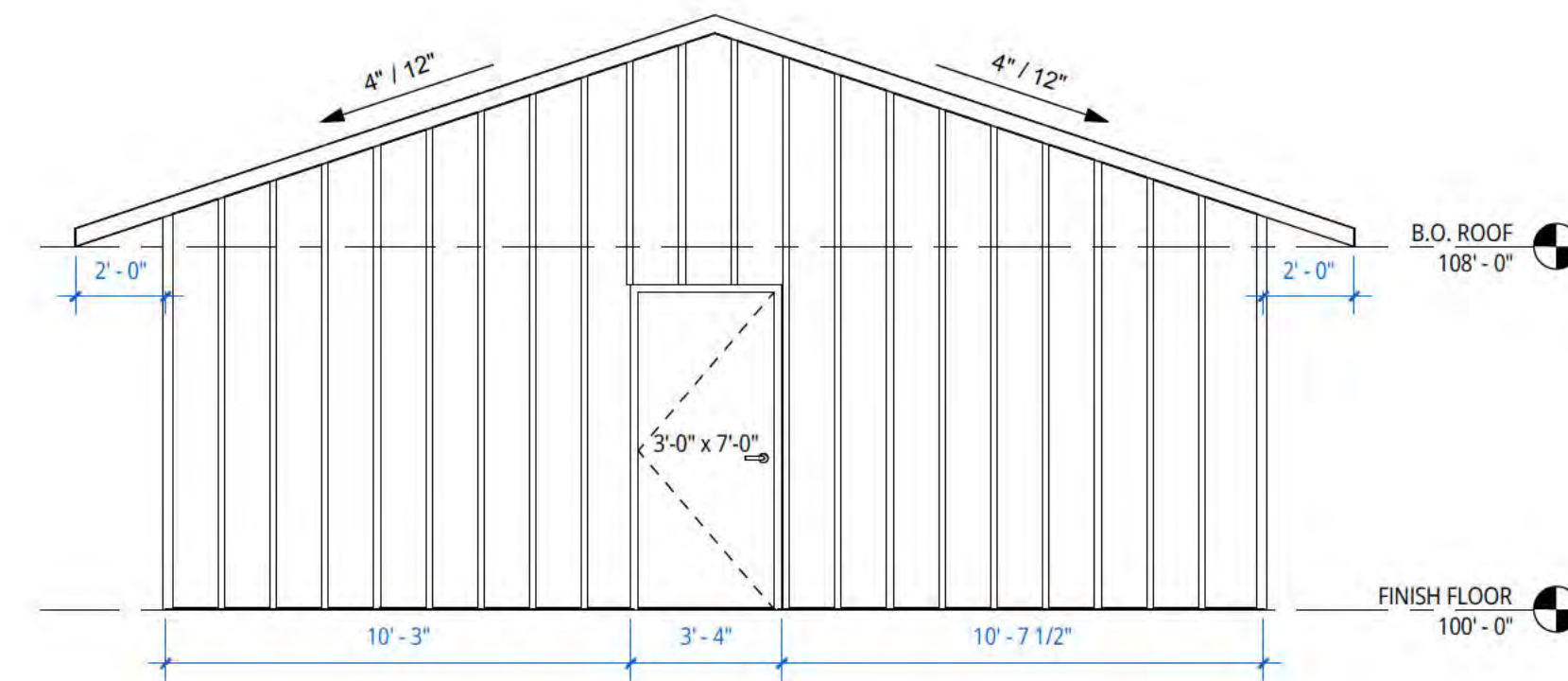


NORTH ELEVATION

1/8" = 1'-0"

PRELIMINARY





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WOODLANDS APARTMENTS
STORAGE BUILDINGS
PREFERRED OPTION

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REVISIONS:

[illegible]

PROJECT NO:

AM

REVIEWED BY:

MN

FLOOR PLAN 8.

FLOOR PLAN
EXTERIOR E

SK2

NOT FOR CONSTRUCTION

9/3/2026 4:43:28 PM - SK2 FLOOR PLAN & EXTERIOR ELEV.



DESCRIPTION OF RELATED AND ADJACENT PARCELS COMBINED

THAT PART OF THE NORTHEAST 1/4 OF SECTION 21, T5N, R15W, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 21; THENCE S89°40'31"E 1330.32 FEET; THENCE S00°23'49"W 483.01 FEET ALONG THE EAST LINE OF THE WEST 1/2, OF THE NORTHEAST 1/4 OF SAID SECTION 21; TO THE POINT OF BEGINNING; THENCE S89°40'31"E 792.01 FEET; THENCE S00°23'49"W 846.39 FEET; THENCE S89°40'01"E 94.52 FEET; THENCE S00°33'35"W 929.41 FEET; THENCE N89°39'36"W 642.16 FEET ALONG THE NORTH LINE OF THE SOUTH 400 FEET OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, TO THE RIGHT-OF-WAY OF US-31 ON RAMP; THENCE ALONG SAID RIGHT-OF-WAY N29°50'00"W 250.23 FEET; THENCE S89°36'11"E 230.00 FEET; THENCE N26°14'00"W 248.65 FEET; THENCE N81°46'00"W 130.00 FEET; THENCE N00°23'49"E 235.00 FEET; THENCE N89°36'11"W 105.00 FEET; THENCE N00°23'49"E 1084.42 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 TO THE POINT OF BEGINNING.

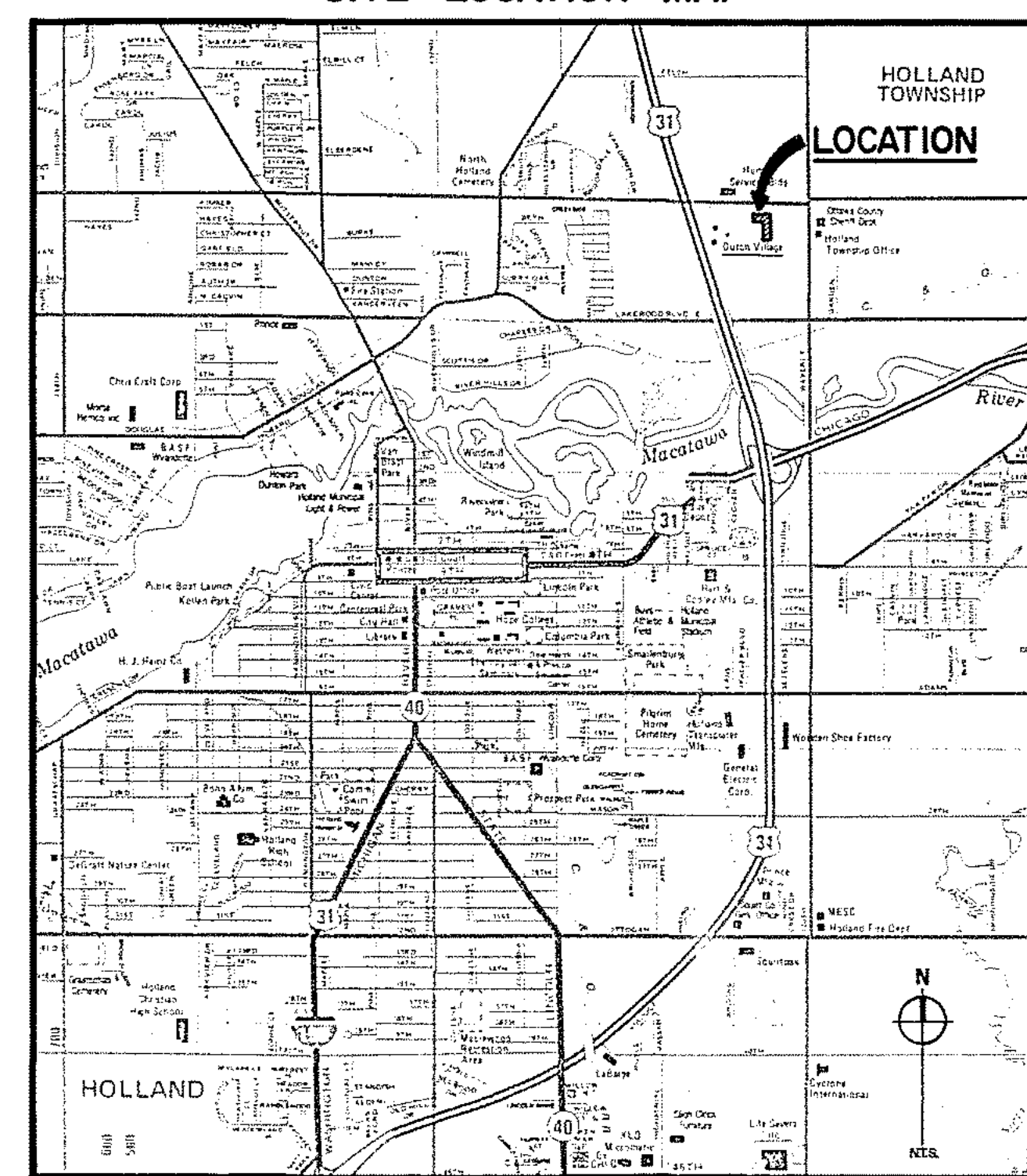
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 80.0 FEET OF THE NORTH 290.0 FEET OF THE EAST 440.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21.

ALSO SUBJECT TO OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD, IF ANY EXIST.

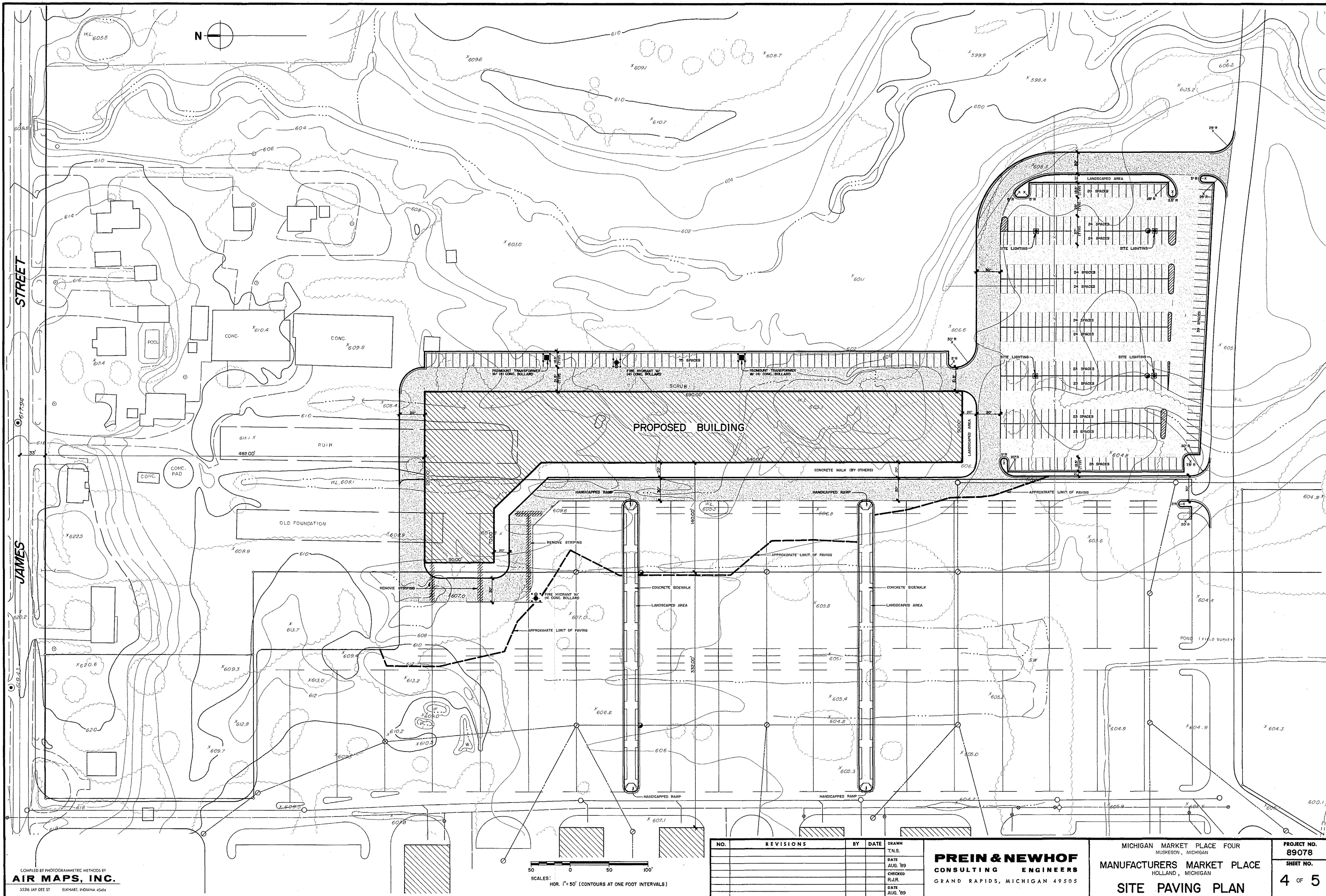
CONTAINING 31.276 ACRES

Robert M. Rein

SITE LOCATION MAP



OCT 10 1989



COMPILED BY PHOTOGRAMMETRIC METHODS BY
AIR MAPS, INC.
 5530 JAY DEE ST ELKHART, INDIANA 42416

SCALES:
 HOR. 1" = 50' (CONTOURS AT ONE FOOT INTERVALS)

NO.	REVISIONS	BY	DATE	DRAWN
				T.N.S.
				DATE
				AUG. '89
				CHECKED
				R.J.R.
				DATE
				AUG. '89

PREIN & NEWHOF
 CONSULTING ENGINEERS
 GRAND RAPIDS, MICHIGAN 49505

MICHIGAN MARKET PLACE FOUR
 MUSKEGON, MICHIGAN
MANUFACTURERS MARKET PLACE
 HOLLAND, MICHIGAN
SITE PAVING PLAN

PROJECT NO.
89078
 SHEET NO.
4 OF 5