

CITY OF MUSKEGON
PLANNING COMMISSION
SPECIAL MEETING

DATE OF MEETING: Monday, November 6, 2023 at 4 pm
PLACE OF MEETING: Commission Chambers, First Floor, Muskegon City Hall

AGENDA

- I. Roll Call
- II. Old Business
- III. Public Hearings
 - A. Hearing, Case 2023-30: Request for preliminary and final Planned Unit Development approval at 2400 and 2850 Lakeshore Dr for a mixed use development including residential and commercial, by Parkland Acquisition Six, LLC.
- IV. New Business
- V. Other
- VI. Adjourn

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To give comment on a live-streamed meeting the city will provide a call-in telephone number to the public to be able to call and give comment. For a public meeting that is not live-streamed, and which a citizen would like to watch and give comment, they must contact the City Clerk's Office with at least a two-business day notice. The participant will then receive a zoom link which will allow them to watch live and give comment. Contact information is below. For more details, please visit: www.shorelinecity.com

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting with twenty-four (24) hours' notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or by calling the following:

Ann Marie Meisch, MMC. City Clerk. 933 Terrace St. Muskegon, MI 49440. (231)724-6705. clerk@shorelinecity.com

Staff Report
November 6, 2023

Hearing, Case 2023-30: Request for preliminary and final Planned Unit Development approval at 2400-2850 Lakeshore Dr, by Parkland Acquisition Six, LLC.

SUMMARY

1. The properties are zoned I-2, General Industrial and OSR, Open Space Recreation. The applicant is proposing a mixed-use development under the Planned Unit Development section of the zoning ordinance. The I-2 section of the ordinance states “Planned developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Developments in the I-2 General Industrial District is to allow mixed land uses, which are compatible to each other.” The Planning Commission must vote on approval or denial of the preliminary PUD and also vote on a recommendation of the final PUD to the City Commission.
2. The site is currently under environmental review and cleanup.
3. The development could include up to 2,314 units (18.8 D.U/AC). This would include single-family houses, townhouses, small condo buildings (10-12 units each), large apartment/condo buildings (48 units each) and mixed-use apartments (55 units total). Some of the proposed single-family lots to the east of the proposed restaurant could be combined to create larger buildable lots. Please see the enclosed documents depicting the design guidelines that each housing type will have to follow.
4. The development proposes 42,780 sf of retail/office space. Buildings A1-A4 and MU1-MU-4 would allow for permitted uses allowed in the B-2 district of the zoning ordinance.
5. The development would be accessed by three public streets that enter the development off of Lakeshore Dr. Sidewalks have been proposed near every cross street located off of the south side of Lakeshore Dr.
6. The proposed marina includes 251 private boat slips and 1400 linear feet of transient spaces.
7. Residential lots abutting the water could potentially apply for permits from EGLE for individual boat docks that would need their own separate permits.
8. Please see the site regulation standards listed on the site plan. The tallest buildings on the site would be the multi-family buildings along Lakeshore Dr at six stories.
9. Street trees will be provided every 34-45 feet.
10. The bike path along Lakeshore Dr has been moved off-street.
11. Wayfinding signage will be placed throughout the development to direct pedestrians to publicly-accessible amenities.
12. Sidewalks, bike paths, and walking paths are depicted in red on the site plan.
13. The proposed restaurant/music venue will have quiet hours from 11 p.m. to 10 a.m.
14. The proposed streets are public and there will be not fences/gates within the development except piers 1-4, dog park, sports courts, playgrounds, pools, dumpsters and above ground utility screening.
15. All public amenities will be owned and maintained by the development association in perpetuity. Public amenities include:
 - Fishing and kayak launch (#17 on site plan)
 - Break wall/fishing/shopper docks (#27)

- Restaurant with public restrooms (#13)
- Nature boardwalk (#15)
- Public parklet with fishing dock (#16)
- Public fishing and kayak launch (#17)
- Multi-modal trail connector (#18)
- Dog park and pollinator garden (#22)
- Playground (#23)
- Woodland preservation area and on-leash dog park (#24)

16. Please see the enclosed Phasing Plan.

17. A proposed traffic circle has been added after receiving public feedback but will need to be further studied for applicability. The developer does own the two properties on the south side of Lakeshore Dr needed to accommodate a traffic circle.

STANDARDS FOR APPROVAL OF PLANS

The Planning Commission shall approve, deny or modify preliminary PUD plans, based upon the following standards. Likewise, the City Commission shall approve, deny, or modify final PUD plans (after review and recommendation by the Planning Commission) based upon the following standards. Staff will comment on each of these standards in green and individual Planning Commission members will be asked to vote whether they agree if these criteria have been met or not.

1) The uses proposed will have a beneficial effect, in terms of public health, safety, welfare, or convenience of any combination thereof, on present and potential surrounding land uses. The uses proposed will not adversely affect the public utility and circulation systems, surrounding properties, or the environment.

Agree. The plan offers mixed-uses that are harmonious to the surrounding uses in the neighborhood. The addition of parks and public amenities will provide the public with useful recreational opportunities. The addition of housing units is severely needed as shown by the Housing Needs Assessment.

2) The uses proposed should be consistent with the land use plans adopted by the City.

The future land use map in the Master Plan depicts this property as “Lakeshore.” Lakeshore is defined as “Mixed-use development and recreational, water-related activities located along the Muskegon Lake shoreline. The large lot sizes, uniquely shaped parcels, and wide range of permitted uses, Planned Unit Developments (PUD) are common in this land use category.”

3) The amount of open space provided, which the Planning Commission or City Commission may modify even though such modifications do not conform to that required in other sections of this ordinance.

Staff believes the applicant has provided enough open space for this type of development. There are almost 276,000 sf of public amenity areas, including over 970 linear feet of waterfront access and 1,973 linear feet of public boardwalk.

4) The amount of off-street parking areas, which the Planning Commission or City Commission may modify even though such modifications do not conform to that required in other sections of this ordinance.

The single-family houses will all be able to provide at least two parking spaces, which is required by the zoning ordinance. The mixed-use and apartment/condo buildings all provide adequate parking of at least a 1:1 ratio, which is traditionally required by these types of developments. Additional parking spaces can be found throughout the development on the street and around the boat storage building.

5) The amount of landscaping and buffering areas, which the Planning Commission or City Commission may modify even though such modifications do not conform to that required in other sections of this ordinance.

Each building type will have to follow the same landscaping requirements as required by the zoning ordinance. See Section 2333 (Landscaping, Fencing, Walls, Screens & Lighting) of the zoning ordinance for requirements.

6) The protection or enhancement of significant natural, historical, or architectural features within the proposed development area.

The proposed plan accounts for over three acres of protected woodlands identified as P10 & P11 on the plan. Natural enhancements include walking paths, a nature boardwalk, fishing docks and kayak launches.

7) The uses proposed will result in safe, convenient, uncongested and well defined vehicular and pedestrian circulation systems.

Yes. Any approvals should be contingent upon a traffic study approved by the Public Works Director.

Zoning Map



Aerial Map



STAFF RECOMMENDATION

At the October 12 meeting, the following conditions were placed on the motion for approval. The text in red describes how the applicant has addressed these conditions since that meeting:

1. A traffic study be conducted, reviewed, and published by the Public Works Director.
Plan notes now state that a traffic study shall be conducted and reviewed by the Public Works Director prior to construction.
2. A stormwater permit is granted from the Engineering Department.
Plan notes now state that a stormwater permit shall be obtained from the Engineering Department prior to construction.
3. A utility plan is approved by the Public Works Director.
Plan notes now state that a proposed utilities plan shall be submitted to and approved by the Public Works Director prior to construction.
4. All applicable permits from various State Departments are obtained.
Plan notes now state that a all applicable City, State and Federal permits shall be granted prior to construction of impacted site features.
5. Fire access is provided to the marina slips.
Plan notes now state that all marina slips will have fire access.
6. The P7 public park would be relocated per the attached drawing, from the interior pond to the Muskegon Lake lakeshore, either using option A or option B.
The plans and public space drawings were updated to reflect the new park locations at P7 and P8 from the interior pond to Muskegon Lake
7. The P8 public park would be relocated per the attached drawing, from the interior pond to the Muskegon Lake lakeshore, either using option A or option B.
The plans and public space drawings were updated to reflect the new park locations at P7 and P8 from the interior pond to Muskegon Lake
8. P12, using grant money would be enhanced with a new above water boardwalk and fishing platform, in a way similar to the attached drawing, subject to DNR and EGLE approval, similar to P13 and P14.
The plans and public space drawings were updated to reflect the new boardwalk and fishing platform on P12.
9. Footnote number 11 on the large-format plan would include a potential one to three level retail stack, which could include coffee shop, sandwich shop, convenience store, ship store, marina office, and rooftop deck in the north east corner of the boat storage building, similar to the restrooms in the southeast corner.
The plans were updated to reflect one to three level retail stack, which could include coffee shop, sandwich shop, convenience store, ship store, marina office, and rooftop deck in the north east corner of the boat storage building, similar to the restrooms in the southeast corner.
10. Developer is willing to sell the land to the City for an additional park, located where the waterfront lots are shown adjacent to Park P9 (specifically 2 lots to the west and 8 lots to the

east) as long as they are contiguous, providing the city purchases the land within the next two years after parklands closing date. The price would be a discounted \$148,750 per lot. This is simply an option to purchase, and the City is under absolutely no obligation to purchase land.

The City Commission approved an option agreement for this land at their October 24 meeting.

11. A landscape management plan will be submitted and approved by DPW Director inclusive of the natural vegetation buffer.

A landscape management plan for a native vegetation planting zone around the waterfront homes, paths and patios within 30 feet of the ordinary high-water mark shall be submitted by the developer and approved by the Public Works Director.

While some of the conditions were added as notes on the plan, they should still be listed as conditions of approval if they are not visually reflected in the plan. Staff is proposing the following conditions on approval:

1. A traffic study be conducted, reviewed, and published by the Public Works Director.
2. A stormwater permit is granted from the Engineering Department.
3. A utility plan is approved by the Public Works Director.
4. All applicable permits from various State Departments are obtained.
5. A revised plan showing fire access to the marina slips is approved by the Fire Marshall.
6. A landscape management plan will be submitted and approved by DPW Director inclusive of the natural vegetation buffer.

DELIBERATION

The following proposed motions are offered for consideration:

- I move that the request for preliminary Planned Unit Development approval at 2400-2850 Lakeshore Dr be approved, contingent upon the acquisition of the property by Parkland Acquisition Six, LLC based on the PUD review standards listed in Article 21, number 1, part C - 1 through 7 of the zoning ordinance.
- I move that the request for final Planned Unit Development approval at 2400-2850 Lakeshore Dr be recommended to the City Commission for approval contingent upon the acquisition of the property by Parkland Acquisition Six, LLC based on the PUD review standards listed in Article 21, number 1, part C - 1 through 7 of the zoning ordinance, with the following conditions:
 1. A traffic study be conducted, reviewed, and published by the Public Works Director.
 2. A stormwater permit is granted from the Engineering Department.
 3. A utility plan is approved by the Public Works Director.
 4. All applicable permits from various State Departments are obtained.
 5. A revised plan showing fire access to the marina slips is approved by the Fire Marshall.
 6. A landscape management plan will be submitted and approved by DPW Director inclusive of the natural vegetation buffer.

October 25, 2023

Jon Rooks
Parkland Acquisition Six, LLC
75 W Walton Avenue STE A
Muskegon, MI 49440

City of Muskegon
Planning Department
933 Terrace Street
Muskegon, MI 49440

RE: Windward Pointe Lot and Building Parameters for homesites, condo mansion lots, and multi-family buildings

Detached Single Family Lots [Aligned Lots and Staggered Lots]

1. The homesite dwelling unit shall have a minimum living area (excluding all basement area) of one thousand (1000) square feet with a minimum five hundred (500) square feet at the first floor. There is no maximum square footage. The second floor must be equal to or smaller than the first floor beneath including any garage.
2. Where the homesite design involves a roof pitch, it shall be a minimum pitch of 6/12, that is, for every twelve inches (12") of lateral run, the roof shall rise six inches (6"). In the case of additions or alterations to principal structures, the roof pitch shall be a minimum pitch of 6/12.
3. The roof shall have a snow load rating that meets the current Michigan Building Code.
4. Roof drainage shall be provided to direct storm or meltwater away from the foundation including hip, gambrel and mansard roofs.
5. Siding and trim systems shall be of an industry standard gauge suitable for on-site-built homes.
6. The dwelling unit shall have a minimum width of eighteen (18) feet across any front, side, and rear elevation view.
7. The front elevation view may have a design offset including but not limited to; bay windows, covered porches, or structural offsets from the principal plane of the building.
8. Any single-story, residential structure shall not be more than four (4) times longer than its width (exclusive of an attached garage).
9. Garage doors may not compromise more than seventy-five percent (75%) of the front face of the structure.
10. Newly constructed homes must be set back twenty-four (24) feet from the front property line.
11. The dwelling unit shall be firmly attached to a permanent foundation constructed on the site in accordance with the current building code, manufacturers specifications, and any other applicable requirements.

12. Any crawlspace, partial or full height basement that may exist between the foundation and ground floor of the dwelling unit shall be fully enclosed by an extension of the foundation wall along the perimeter of the building.
13. There will be no mobile home dwelling units permitted on any lot except manufactured / modular homes that meet building code.
14. There will be no mobile home dwelling units, including their undercarriage and wheel apparatus, permitted on any lot except manufactured / modular homes that meet building code.
15. The dwelling unit shall be connected to a public sewer and water supply when available, as defined by the Plumbing Code. Backflow preventers are required in the basement or crawl space of each home.
16. The compatibility of design and appearance shall be in accordance with the condominium by-laws.
17. The dwelling unit shall contain no additions of rooms or other areas which are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.
18. The dwelling unit shall comply with all pertinent structural, building and fire codes.
19. All construction required herein shall be commenced only after a building permit has been obtained in accordance with the Building Code.
20. Each dwelling unit shall have an established vegetative ground cover in less than 12 months after occupancy. A minimum of two trees, two inches (2") in diameter, four feet (4') from the ground or six-foot (6') evergreen trees shall be provided.
21. Detached outbuildings, including garages, are allowed up to five hundred (500) square feet maximum at the rear yard of non-waterfront lots or the front yard of waterfront lots.
22. Front Yard Setback (Aligned and Staggered Lots): Minimum twenty-two (22') feet from the front property line.
23. Rear Yard Setback (Aligned and Staggered Lots on waterfront): Minimum fifteen (15') feet from the Ordinary High Water Mark.
24. Side Yard Setback: Aligned Lots and Staggered Lots shall maintain a minimum side yard setback of five (5) feet and zero (0) feet respectively. Buildings must also maintain a minimum of building-to-building separation to comply with Fire Code.
25. Eaves, bay windows, egress wells, fireplaces, uncovered steps, and egress wells may encroach into all yard setbacks up to three (3) feet.
26. Maximum Building Height: Three stories, plus basement or fifty-five (55) feet to the peak of any gable, gambrel or hip roofs, or to the top of any flat roofs, whichever is less.
27. Building height does not include chimneys, spires, cupolas, dormers, finials, antennae, railings, roof decks and access to the roof deck.

28. All stories above grade may contain any combination of conditioned living space, outdoor space (covered or uncovered) and garage area.
29. One six hundred (600) maximum square foot, uncovered roof deck allowed above three (3) stories. No limit on first three (3) stories.
30. Garages are required with a maximum of three (3) stalls.
31. One (1) stall maximum carport is allowed in addition to the garage attached or unattached to any building.
32. Full or partial basements are allowed that are finished or unfinished.
33. Front balcony and porches are allowed and may be up to three (3) stories tall on the front elevation.
34. Rear balcony and porches are allowed and may be up to three (3) stories tall on the rear elevation.
35. Wraparound balcony and porch are allowed and may be up to two (2) stories tall.
36. Minimum eight (8) feet of separation between any buildings on the same lot.
37. All architectural designs must comply with the Condominium Association's bylaws, master deed, rules and regulations.

Mansion Lots [Front Loaded and Rear Loaded]

38. The 'mansion' (condo and apartment) dwelling unit shall have a minimum living area (excluding all parking area) of four hundred (400) square feet. There is no maximum square footage. There may be up to 12 units per building structure.
39. Where the homesite design involves a roof pitch, it shall be a minimum pitch of 6/12, that is, for every twelve inches (12") of lateral run, the roof shall rise six inches (6"). In the case of additions or alterations to principal structures, the roof pitch shall be a minimum pitch of 6/12.
40. The roof shall have a snow load rating that meets the current Michigan Building Code.
41. Roof drainage shall be provided to direct storm or meltwater away from the foundation including hip, gambrel and mansard roofs.
42. Siding and trim systems shall be of an industry standard gauge suitable for on-site-built homes.
43. The dwelling unit shall have a minimum width of fourteen (14) feet across any front, side, and rear elevation view.
44. The front elevation view may have a design offset including but not limited to bay windows, covered porches, or structural offsets from the principal plane of the building.
45. Garage doors may not compromise more than sixty-five percent (65%) of the front face of the structure.
46. The dwelling unit shall be firmly attached to a permanent foundation constructed on the site in

accordance with the current building code, manufacturers specifications, and any other applicable requirements.

47. Any crawlspace, partial or full height basement that may exist between the foundation and ground floor of the dwelling unit shall be fully enclosed by an extension of the foundation wall along the perimeter of the building.
48. There will be no mobile home dwelling units permitted on any lot.
49. There will be no mobile home dwelling units, including their undercarriage and wheel apparatus, permitted on any lot.
50. The dwelling unit shall be connected to a public sewer and water supply when available, as defined by the Plumbing Code. Backflow preventers are required in the basement or crawl space of each home.
51. The compatibility of design and appearance shall be in accordance with the condominium by-laws.
52. The dwelling unit shall contain no additions of rooms or other areas which are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.
53. The dwelling unit shall comply with all pertinent structural, building and fire codes.
54. All construction required herein shall be commenced only after a building permit has been obtained in accordance with the Building Code.
55. Each building structure shall have an established vegetative ground cover in less than 12 months after occupancy. A minimum of two shade trees, two inches (2") in diameter, four feet (4') from the ground or one six-foot (6') evergreen tree shall be provided.
56. Detached outbuildings, including garages, are allowed up to five hundred (500) square feet maximum at the rear yard.
57. Front-Loaded Mansion Lot Front Yard Setback: Minimum twenty-two (22') feet from the front property line.
58. Front-Loaded Mansion Lot Rear Yard Setback: Minimum fifteen (15) feet from the rear property line.
59. Rear-Loaded Mansion Lots Build-to-Zone: Building façade shall be placed between twelve (12) feet and twenty (20) feet from the primary front yard property line. A minimum side yard setback of fifteen (15) feet shall be maintained at any secondary front yards of corner lots. Rear yard setback is minimum one (1) feet.
60. Side Yard Setback: All Mansion Lot buildings shall maintain a minimum side yard setback of five (5) feet. Eaves, bay windows, egress wells, fireplaces, uncovered steps, and egress wells may encroach into all yard setbacks up to three (3) feet.
61. Maximum Building Height: Five (5) stories or eighty (80) feet to the peak of any gable, gambrel or hip roofs, or to the top of any flat roofs, not including any uncovered rooftop deck.

62. Building height does not include chimneys, spires, cupolas, dormers, finials, antennae, railings, roof decks and access to the roof deck.
63. All stories above grade may contain any combination of conditioned living space, outdoor space (covered or uncovered) and garage area.
64. One six hundred (600) maximum square foot, uncovered rooftop deck allowed per building structure.
65. Optional common garages with a maximum of twelve (12) interior parking spots.
66. Front balcony and porches are allowed and may be on up to five (5) stories on the front elevation area.
67. Rear balcony and porches are allowed and may be on up to five (5) stories on the front elevation area.
68. Wraparound balcony and porch are allowed and may be up to three (3) stories tall.
69. Minimum eight (8) feet of separation between any buildings on the same lot.
70. All architectural designs must comply with the Condominium Association's bylaws, master deed, rules and regulations.

Multiple-Family Buildings

71. The multi-family (condo and apartment) units shall have a minimum living area of four hundred (400) square feet. There is no maximum square footage.
72. Where the design involves a roof pitch, it shall be a minimum pitch of 6/12, that is, for every twelve inches (12") of lateral run, the roof shall rise six inches (6"). In the case of additions or alterations to principal structures, the roof pitch shall be a minimum pitch of 6/12.
73. The roof shall have a snow load rating that meets the current Michigan Building Code.
74. Roof drainage shall be provided to direct storm or meltwater away from the foundation including hip, gambrel and mansard roofs.
75. Siding and trim systems shall be of an industry standard gauge suitable for on-site-built homes.
76. The building shall have a minimum width of 10 feet across any front, side, and rear elevation view.
77. The front elevation view may have a design offset including but not limited to; bay windows, covered or uncovered balconies and porches, and structural offsets from the principal plane of the building.
78. Garage doors may not compromise more than ninety-five percent (95%) of the front face of the building.
79. The building shall be firmly attached to a permanent foundation constructed on the site in

accordance with the current building code, manufacturers specifications, and any other applicable requirements.

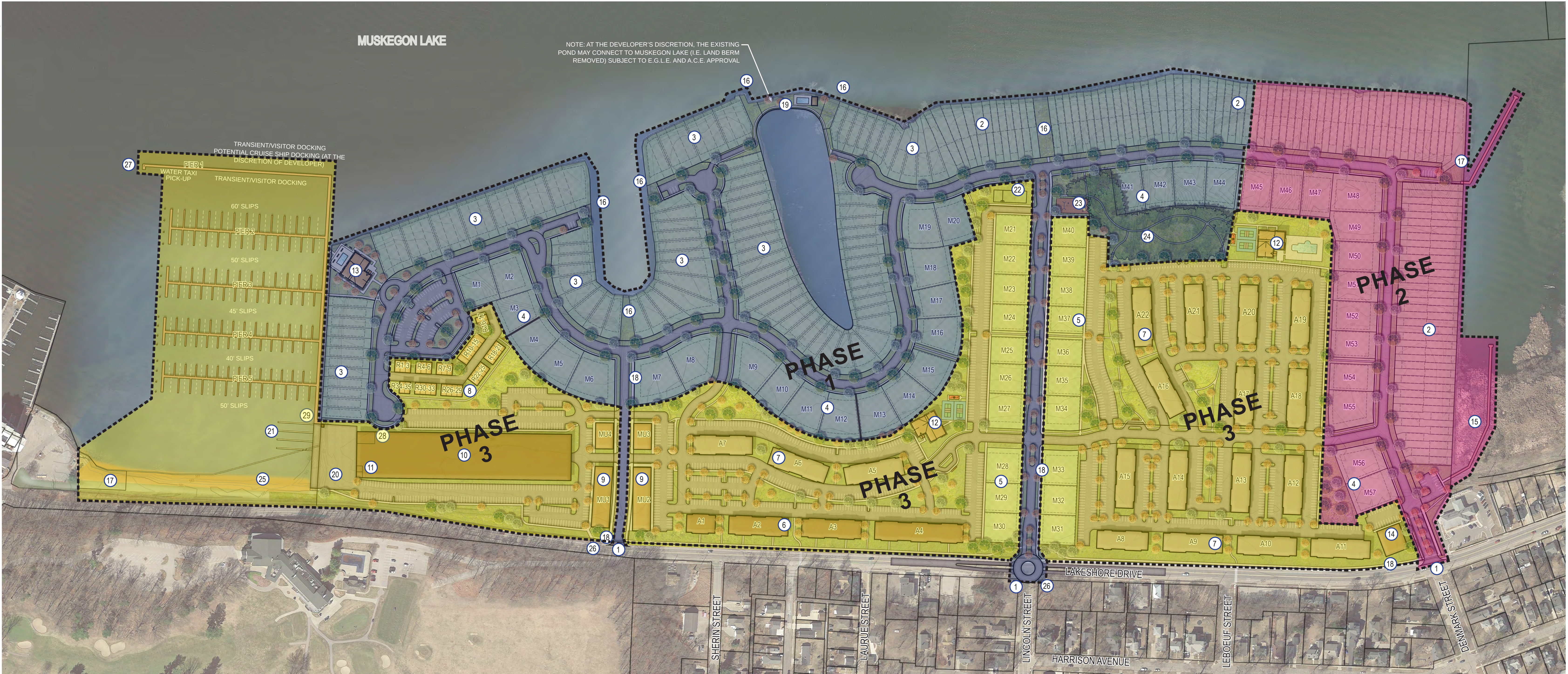
80. Any crawlspace, partial or full height basement that may exist between the foundation and ground floor of the structure shall be fully enclosed by an extension of the foundation wall along the perimeter of the building.
81. There will be no mobile home dwelling units permitted on any lot.
82. There will be no mobile home dwelling units, including their undercarriage and wheel apparatus, permitted on any lot.
83. The building shall be connected to a public sewer and water supply when available, as defined by the Plumbing Code. Backflow preventers are required in the basement or crawl space of each building.
84. The compatibility of design and appearance shall be in accordance with the condominium by-laws.
85. The building shall contain no additions of rooms or other areas which are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.
86. The building shall comply with all pertinent structural, building and fire codes.
87. All construction required herein shall be commenced only after a building permit has been obtained in accordance with the Building Code.
88. Each building shall have an established vegetative ground cover in less than 12 months after occupancy. A minimum of two shade tree, two inches (2") in diameter, four feet (4') from the ground or one six foot (6') evergreen tree shall be provided.
89. Buildings shall be placed a minimum of twenty five (25) feet from any adjacent road pavement, excluding drive aisles and parking pavement.
90. Buildings must maintain a minimum building-to-building separation of twenty five (25) feet, measured from building foundation wall to building foundation wall.
91. Maximum Building Height: Six (6) stories or ninety (90) feet to the peak of any gable, gambrel or hip roofs, or to the top of any flat roofs, whichever is less
92. Building height does not include chimneys, spires, cupolas, dormers, finials, antennae, railings, roof decks and access to the roof deck.
93. All stories above grade may contain any combination of conditioned living space, outdoor space (covered or uncovered) and garage area.
94. One one thousand (1,000) maximum square foot, uncovered roof deck.
95. Garages are not required.
96. Carports are allowed in addition to surface lot, or garage parking with the first floor of the building.

97. Full or partial basements are allowed that are finished or unfinished.
98. Front porches and balconies are allowed and may be up to six (6) stories tall on the front elevation.
99. Rear porches and balconies are allowed and may be up to six (6) stories tall on the rear elevation.
100. Wraparound balcony or side porch is allowed and may be up to six (6) stories tall.
101. All architectural designs must comply with the Condominium Association's bylaws, master deed, rules and regulations.

General Provisions

102. In the event of any conflict between the Site Regulating Standard and general notes on the plans, and this Windward Pointe Lot and Building Parameters document, this document shall govern.

23201268-2023-1020-PREL2_converted 10/26/2023 @ 12:00 am



LEGEND

- 1

SITE ENTRANCE
- 2

SINGLE FAMILY STAGGERED LOT (26'-22" X 205' TYP.) - MAY BE COMBINED TO CREATE LARGER WATERFRONT LOTS
- 3

SINGLE FAMILY ALIGNED LOT (34' X 150' TYP.) - MAY BE COMBINED TO CREATE LARGER WATERFRONT LOTS
- 4

10-12 UNIT FRONT-LOADED CONDO OR APARTMENT "MANSION" LOTS (100' X 150' TYP.)
- 5

10-12 UNIT REAR-LOADED CONDO OR APARTMENT "MANSION" LOTS (100' X 115' TYP.)
- 6

4 TO 6-STORY APARTMENT OR CONDO BUILDING WITH GROUND FLOOR PARKING OR POSSIBLE FUTURE GROUND FLOOR RETAIL (BUILDINGS A1-A4)
- 7

4 TO 6-STORY APARTMENT OR CONDO BUILDING WITH GROUND FLOOR PARKING (BUILDINGS A5-A22)
- 8

REAR LOAD ROWHOUSES (18' X 40' TYP.) (R1-R35)
- 9

MIXED-USE BUILDING (GROUND FLOOR RETAIL, APARTMENTS ABOVE) (MU1-MU4)
- 10

IN-OUT DRY BOAT STORAGE (155' X 720' BUILDING WITH APPROXIMATELY 350 STORAGE SPACES)
- 11

MARINA RESTROOMS
- 12

CLUBHOUSES WITH POOLS AND SPORT COURTS
- 13

CLUBHOUSE WITH RESTAURANT/EVENT SPACE, POOL, AND PUBLIC RESTROOMS
- 14

RETAIL BUILDING
- 15

PUBLIC NATURE VIEW BOARDWALK
- 16

PUBLIC PARKLET WITH WATERFRONT ACCESS AND FISHING DOCK
- 17

PUBLIC PARKLET WITH BOARDWALK, FISHING PLATFORM, AND KAYAK LAUNCH
- 18

MULTI-MODAL TRAIL CONNECTOR
- 19

POOL AND RESTROOM BUILDING FOR WINDWARD POINTE RESIDENTS
- 20

BOAT HOIST/WASH STATION AREA
- 21

STAGING SLIPS FOR IN/OUT SERVICE AND GAS DOCK / PUMP OUT DOCK
- 22

FENCED DOG PARK AND POLLINATOR GARDEN AREA
- 23

PLAYGROUND
- 24

WOODLAND PRESERVATION AREA AND ON-LEASH DOG PARK
- 25

FUTURE RESTAURANT
- 26

TRAFFIC CALMING STREET TREATMENTS (E.G. ROUNDABOUT, SIGNALIZED BIKE CROSSING) TO BE COORDINATED WITH CITY OF MUSKEGON
- 27

BREAK WALL/WAVE ATTENUATOR WITH PUBLIC WALKING PATH, FISHING PLATFORM AND TRANSIENT/VISITOR/SHOPPER DOCKING ON NORTH AND SOUTH SIDES OF PIER
- 28

POSSIBLE FUTURE 1 TO 3-STORY RETAIL/OFFICE STACK, WHICH MAY INCLUDE COFFEE SHOP, SANDWICH SHOP, CONVENIENCE STORE, SHIP STORE, MARINA OFFICE, AND/OR ROOFTOP DECK.
- 29

GAS DOCK AND SERVICE OFFICE

SUMMARY OF LAND USE

SITE LOCATION:	2400 & 2850 LAKESHORE DR., MUSKEGON, MICHIGAN
SITE AREA	= 122.94 AC.
EXISTING ZONING	= I-2 (GENERAL INDUSTRIAL)
PROPOSED ZONING	= PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED DWELLINGS	= 26'/22'X205' LOTS = 108 DWELLINGS 34'X150' LOTS = 115 DWELLINGS "MANSION" LOT DWELLINGS = UP TO 684 DWELLINGS (57 BLDGS) MULTIPLE-FAMILY APTS/CONDOS = UP TO 1,320 DWELLINGS (22 BLDGS) 18' X 40' TOWNHOMES = 35 UNITS (10 BLDGS) MIXED-USE APARTMENTS = 55 DWELLINGS (4 BLDGS)
PROPOSED DENSITY	= 18.8 D.U./AC.
RETAIL/OFFICE SPACE (MU1-MU4) (NOT INCLUDING FUTURE IMPROVEMENTS)	= 42,780 SQ.FT.
BOAT STORAGE	= 111,600 SQ.FT. (360 SPACES)
BOAT DOCKING SPACES	= 251 118' SLIP = 1 SLIP 103' SLIP = 1 SLIP 98' SLIP = 1 SLIP 93' SLIPS = 1 SLIP 80' SLIPS = 24 SLIPS 90' SLIPS = 77 SLIPS 45' SLIPS = 54 SLIPS 40' SLIPS = 56 SLIPS TRANSIENT/VISITOR/SHOPPER DOCKING SPACES = 1400 LINEAR FEET

SITE REGULATING STANDARDS

- MULTIPLE FAMILY BUILDINGS (A1-A22)**
- ALLOWABLE USES: MULTIPLE FAMILY DWELLINGS (APARTMENTS OR CONDOMINIUMS), SENIOR LIVING FACILITY, AND PERMITTED USES WITHIN THE B-2 DISTRICT AT GROUND FLOOR OF BUILDINGS A1-A4
 - MAXIMUM BUILDING HEIGHT = 6 STORIES OR 90 FT., WHICHEVER IS LESS
 - MINIMUM BUILDING TO BUILDING SEPARATION (FOUNDATION WALL TO FOUNDATION WALL) = 25 FT.
 - MINIMUM DISTANCE TO ADJACENT ROADS (EXCLUDES PARKING DRIVE AISLES) = 25 FT.
- ROWHOUSES (R1-R35)**
- ALLOWABLE USES: ATTACHED SINGLE FAMILY DWELLINGS
 - MAXIMUM BUILDING HEIGHT = 3 STORIES OR 50 FT., WHICHEVER IS LESS
 - MINIMUM BUILDING TO BUILDING SEPARATION (FOUNDATION WALL TO FOUNDATION WALL) = 16 FT.
 - MINIMUM DISTANCES TO ADJACENT ROAD OR SIDEWALK = 10 FT.
- FRONT-LOADED MANSION LOTS (M1-M20 & M41-M57)**
- ALLOWABLE USES: MULTIPLE FAMILY DWELLING
 - MAXIMUM BUILDING HEIGHT = 5 STORIES OR 80 FT., WHICHEVER IS LESS
 - SETBACKS
FRONT YARD = 22 FT. MIN. (15 FT. MIN. ON SECONDARY FRONT YARD OF CORNER LOTS)
SIDE YARD = 5 FT. MIN.
REAR YARD = 15 FT. MIN.
- REAR-LOADED MANSION LOTS (M21-M40)**
- ALLOWABLE USES: MULTIPLE FAMILY DWELLING
 - MAXIMUM BUILDING HEIGHT = 5 STORIES OR 80 FT., WHICHEVER IS LESS
 - SETBACKS
FRONT YARD = 12 FT. TO 20 FT. MIN. BUILD-TO-LINE (15 FT. MIN. SETBACK ON SECONDARY FRONT YARD OF CORNER LOTS)
SIDE YARD = 5 FT. MIN.
REAR YARD = 1 FT. MIN.

- ALIGNED LOTS (34' X 150' TYP.)**
- ALLOWABLE USES: DETACHED SINGLE FAMILY DWELLING
 - MAXIMUM BUILDING HEIGHT = 3 STORIES PLUS BASEMENT
 - SETBACKS
FRONT YARD = 22 FT. MIN.
SIDE YARD = 5 FT. MIN.
REAR YARD = 15 FT. MIN. FROM O.H.W.M.
- STAGGERED LOTS (22-26' X 205' TYP.)**
- ALLOWABLE USES: DETACHED SINGLE FAMILY DWELLING
 - MAXIMUM BUILDING HEIGHT = 3 STORIES PLUS BASEMENT
 - SETBACKS
FRONT YARD = 22 FT. MIN.
SIDE YARD = 0 FT. MIN.
REAR YARD = 15 FT. MIN. FROM O.H.W.M.
- CLUBHOUSE (SITE FEATURES 12 AND 13 ON THE PLAN)**
- ALLOWABLE USES: COMMUNITY CENTER, EVENT CENTER RECREATION CENTER, RESTAURANT, COCKTAIL LOUNGE, AND BREWPUB, AND MUSIC VENUE (INDOOR AND OUTDOOR)
 - MAXIMUM BUILDING HEIGHT = 3 STORIES OR 50 FT., WHICHEVER IS LESS
 - MINIMUM DISTANCE TO OHWM = 15 FT.
 - MINIMUM DISTANCE FROM ADJACENT LOT LINES = 15 FT.
- MIXED USE (MU1-MU4)**
- ALLOWABLE USES: GROUND FLOOR - PERMITTED USES IN THE B-2 DISTRICT, UPPER LEVELS - MULTIPLE FAMILY DWELLINGS
 - MAXIMUM BUILDING HEIGHT = 3 STORIES OR 50 FT., WHICHEVER IS LESS
 - MINIMUM DISTANCE FROM ADJACENT LOT LINES = 15 FT.
- BOAT STORAGE BUILDING**
- ALLOWABLE USES: BOAT STORAGE AND SIMILAR OR ACCESSORY USE, PERMITTED USES WITHIN THE B-2 DISTRICT
 - MAXIMUM BUILDING HEIGHT = 50 FT.

GENERAL NOTES

- SPEED LIMITS THROUGHOUT THE PROPOSED DEVELOPMENT WILL BE A MAXIMUM OF 15 MPH.
- TYPICAL STREET TREE SPACING WILL BE 35 FT. TO 45 FT. ON CENTER, DEPENDING ON SPECIES AND SITE CONSTRAINTS (E.G. CONFLICTS WITH UTILITIES, STREET LIGHTS, DRIVEWAYS, ETC.)
- WAYFINDING SIGNAGE WILL BE STRATEGICALLY PLACED THROUGHOUT THE DEVELOPMENT TO DIRECT PEDESTRIANS TO SITE FEATURES INCLUDING KAYAK LAUNCHES, NATURAL FEATURES, TRAILS, FISHING PLATFORMS, PARKS, CLUBHOUSES, BIKE PATHS, RETAIL CORRIDOR(S), DOG PARKS, ETC.
- OUTDOOR ENTERTAINMENT AT THE RESTAURANT AND OTHER PUBLIC SPACES WILL BE ALLOWED BETWEEN THE HOURS OF 10 A.M. AND 11 P.M. AND NOT PERMITTED BETWEEN 11PM AND 10AM.
- THERE WILL BE NO GATES OR FENCES WITHIN THE DEVELOPMENT EXCEPT FOR PIERS 2, 3, 4, AND 5; DOG PARKS; SPORT COURTS; PLAYGROUNDS; POOLS; DUMPSTER ENCLOSURES; AND ABOVE GROUND UTILITY SCREENING.
- ALL PUBLIC AMENITY AREAS WILL BE OWNED AND MAINTAINED BY THE DEVELOPMENT ASSOCIATION IN PERPETUITY AS A MEANS OF MAINTAINING A HIGH LEVEL OF CARE AND LESSENING THE BURDEN ON PUBLICLY FUNDED CITY AGENCIES.
- FINAL DUMPSTER ENCLOSURE LOCATIONS SHALL BE REVIEWED AND APPROVED BY CITY OF MUSKEGON STAFF.
- SNOW SHALL BE STORED IN DESIGNATED AREAS, AS SPECIFIED BY CITY OF MUSKEGON MAINTENANCE PERSONNEL OR REMOVED FROM THE SITE AS NEEDED.
- BIKE PARKING SHALL BE PROVIDED AT RETAIL CORRIDOR(S), CLUBHOUSES, AND VARIOUS PUBLIC SPACES THROUGHOUT THE DEVELOPMENT. FINAL LOCATIONS AND DESIGN OF BIKE PARKING FACILITIES TO BE COORDINATED WITH CITY OF MUSKEGON STAFF.
- PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES BOTH FITTED WITH DOWN CAST TYPE FIXTURES TO BE SPECIFIED BY LIGHTING CONSULTANT. LIGHTING SHALL BE COORDINATED WITH CITY STAFF TO CLUSTER IN DESIRED HIGH TRAFFIC PUBLIC AREAS. ALL LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES.
- GROUND FLOOR LEVELS OF BUILDINGS A1-A4 ARE INTENDED TO BE REPURPOSED AS ADDITIONAL RETAIL OR OFFICE SPACE AS NEEDED PER MARKET CONDITIONS. THE CONVERSION OF GROUND FLOOR USES WILL BEGIN AT BUILDING A1 AND EXTEND TO THE EAST SEQUENTIALLY ENDING AT BUILDING A4.
- AREAS P7 AND P8 WILL NOT ALLOW FOR FISHING IF ADJACENT WATERS ARE FOUND TO BE UNSUITABLE BY ENVIRONMENTAL SPECIALISTS.
- TOPOGRAPHICAL REQUIREMENT PER 201.3.E. EXISTING TOPOGRAPHY IS DEPICTED WITH CONTOURS AT 1-FT INTERVALS ON THE EXISTING CONDITIONS PLAN. FINAL TOPOGRAPHIC CHANGES SHALL BE IN COMPLIANCE WITH EGLE DUE CARE PLAN CRITERIA. AREAS OF FILL MUST BE COMPACTED TO DENSITY SPECIFIED BY GEOTECH CONSULTANT.
- THE PROJECT WILL BE SERVED BY PUBLIC WATERMAIN, PUBLIC SANITARY SEWER, AND PUBLIC AND PRIVATE STORMWATER MANAGEMENT SYSTEMS. WATERMAIN, SANITARY SEWER, AND STORMWATER MANAGEMENT MEASURES SHALL MEET CITY, COUNTY, AND STATE OF MICHIGAN REQUIREMENTS. "DRY UTILITIES," WHICH INCLUDE ELECTRIC SERVICE, TELECOMMUNICATIONS, AND NATURAL GAS, WILL BE INSTALLED UNDERGROUND AND WILL BE PROVIDED TO EACH SITE.
- A TRAFFIC STUDY SHALL BE CONDUCTED AND REVIEWED BY THE PUBLIC WORKS DIRECTOR PRIOR TO CONSTRUCTION.
- A STORMWATER PERMIT SHALL BE OBTAINED FROM THE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- A LANDSCAPE MANAGEMENT PLAN FOR A NATIVE VEGETATION PLANTING ZONE AROUND THE WATERFRONT HOMES, PATHS AND PATIOS WITHIN 30 FEET OF THE O.H.W.M. SHALL BE SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DIRECTOR.
- A PROPOSED UTILITIES PLAN SHALL SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DIRECTOR PRIOR TO CONSTRUCTION.
- ALL MARINA SLIPS WILL HAVE FIRE ACCESS.
- ALL APPLICABLE CITY, STATE, AND FEDERAL PERMITS SHALL BE GRANTED PRIOR TO CONSTRUCTION OF IMPACTED SITE FEATURES.

23201-263-20231020-PREL2_converted 10/26/2023 @ 12:00 am



LEGEND		
1 SITE ENTRANCE	10 IN-OUT DRY BOAT STORAGE (155' X 720' BUILDING WITH APPROXIMATELY 350 STORAGE SPACES)	21 STAGING SLIPS FOR IN/OUT SERVICE AND GAS DOCK / PUMP OUT DOCK
2 SINGLE FAMILY STAGGERED LOT (26'-22' X 205' TYP.) - MAY BE COMBINED TO CREATE LARGER WATERFRONT LOTS	11 MARINA RESTROOMS	22 FENCED DOG PARK AND POLLINATOR GARDEN AREA
3 SINGLE FAMILY ALIGNED LOT (34' X 150' TYP.) - MAY BE COMBINED TO CREATE LARGER WATERFRONT LOTS	12 CLUBHOUSES WITH POOLS AND SPORT COURTS	23 PLAYGROUND
4 10-12 UNIT FRONT-LOADED CONDO OR APARTMENT "MANSION" LOTS (100' X 150' TYP.)	13 CLUBHOUSE WITH RESTAURANT/EVENT SPACE, POOL, AND PUBLIC RESTROOMS	24 WOODLAND PRESERVATION AREA AND ON-LEASH DOG PARK
5 10-12 UNIT REAR-LOADED CONDO OR APARTMENT "MANSION" LOTS (100' X 115' TYP.)	14 RETAIL BUILDING	25 FUTURE RESTAURANT
6 4 TO 6-STORY APARTMENT OR CONDO BUILDING WITH GROUND FLOOR PARKING OR POSSIBLE FUTURE GROUND FLOOR RETAIL (BUILDINGS A1-A4)	15 PUBLIC NATURE VIEW BOARDWALK	26 TRAFFIC CALMING STREET TREATMENTS (E.G. ROUNDABOUT, SIGNALIZED BIKE CROSSING) TO BE COORDINATED WITH CITY OF MUSKEGON
7 4 TO 6-STORY APARTMENT OR CONDO BUILDING WITH GROUND FLOOR PARKING (BUILDINGS A5-A22)	16 PUBLIC PARKLET WITH WATERFRONT ACCESS AND FISHING DOCK	27 BREAK WALL/WAVE ATTENUATOR WITH PUBLIC WALKING PATH, FISHING PLATFORM AND TRANSIENT/VISITOR/SHOPPER DOCKING ON NORTH AND SOUTH SIDES OF PIER
8 REAR LOAD ROWHOUSES (18' X 40' TYP.) (R1-R35)	17 PUBLIC PARKLET WITH BOARDWALK, FISHING PLATFORM, AND KAYAK LAUNCH	28 POSSIBLE FUTURE 1 TO 3-STORY RETAIL/OFFICE STACK, WHICH MAY INCLUDE COFFEE SHOP, SANDWICH SHOP, CONVENIENCE STORE, SHIP STORE, MARINA OFFICE, AND/OR ROOFTOP DECK.
9 MIXED-USE BUILDING (GROUND FLOOR RETAIL, APARTMENTS ABOVE) (MU1-MU4)	18 MULTI-MODAL TRAIL CONNECTOR	29 GAS DOCK AND SERVICE OFFICE
	19 POOL AND RESTROOM BUILDING FOR WINDWARD POINTE RESIDENTS	
	20 BOAT HOIST/WASH STATION AREA	

SUMMARY OF LAND USE	
SITE LOCATION:	2400 & 2850 LAKESHORE DR., MUSKEGON, MICHIGAN
SITE AREA	= 122.94 AC.
EXISTING ZONING	= I-2 (GENERAL INDUSTRIAL)
PROPOSED ZONING	= PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED DWELLINGS	= 108 DWELLINGS 26'/22'X205' LOTS = 115 DWELLINGS 34'X150' LOTS = UP TO 684 DWELLINGS (57 BLDGS) "MANSION" LOT DWELLINGS = UP TO 1,320 DWELLINGS (22 BLDGS) 18' X 40' TOWNHOMES = 35 UNITS (10 BLDGS) MIXED-USE APARTMENTS = 55 DWELLINGS (4 BLDGS)
PROPOSED DENSITY	= 18.8 D.U./AC.
RETAIL/OFFICE SPACE (MU1-MU4) (NOT INCLUDING FUTURE IMPROVEMENTS)	= 42,780 SQ.FT.
BOAT STORAGE	= 111,600 SQ.FT. (360 SPACES)
BOAT DOCKING SPACES	= 251 118' SLIP = 1 SLIP 103' SLIP = 1 SLIP 98' SLIP = 1 SLIP 93' SLIPS = 1 SLIP 60' SLIPS = 24 SLIPS 50' SLIPS = 77 SLIPS 45' SLIPS = 54 SLIPS 40' SLIPS = 56 SLIPS TRANSIENT/VISITOR/SHOPPER DOCKING SPACES = 1400 LINEAR FEET

SITE REGULATING STANDARDS	
MULTIPLE FAMILY BUILDINGS (A1-A22)	
1. ALLOWABLE USES: MULTIPLE FAMILY DWELLINGS (APARTMENTS OR CONDOMINIUMS), SENIOR LIVING FACILITY, AND PERMITTED USES WITHIN THE B-2 DISTRICT AT GROUND FLOOR OF BUILDINGS A1-A4	
2. MAXIMUM BUILDING HEIGHT = 6 STORIES OR 90 FT., WHICHEVER IS LESS	
3. MINIMUM BUILDING TO BUILDING SEPARATION (FOUNDATION WALL TO FOUNDATION WALL) = 25 FT.	
4. MINIMUM DISTANCE TO ADJACENT ROADS (EXCLUDES PARKING DRIVE AISLES) = 25 FT.	
ROWHOUSES (R1-R35)	
1. ALLOWABLE USES: ATTACHED SINGLE FAMILY DWELLINGS	
2. MAXIMUM BUILDING HEIGHT = 3 STORIES OR 50 FT., WHICHEVER IS LESS	
3. MINIMUM BUILDING TO BUILDING SEPARATION (FOUNDATION WALL TO FOUNDATION WALL) = 16 FT.	
4. MINIMUM DISTANCES TO ADJACENT ROAD OR SIDEWALK = 10 FT.	
FRONT-LOADED MANSION LOTS (M1-M20 & M41-M57)	
1. ALLOWABLE USES: MULTIPLE FAMILY DWELLING	
2. MAXIMUM BUILDING HEIGHT = 5 STORIES OR 80 FT., WHICHEVER IS LESS	
3. SETBACKS FRONT YARD = 22 FT. MIN. (15 FT. MIN. ON SECONDARY FRONT YARD OF CORNER LOTS) SIDE YARD = 5 FT. MIN. REAR YARD = 15 FT. MIN.	
REAR-LOADED MANSION LOTS (M21-M40)	
1. ALLOWABLE USES: MULTIPLE FAMILY DWELLING	
2. MAXIMUM BUILDING HEIGHT = 5 STORIES OR 80 FT., WHICHEVER IS LESS	
3. SETBACKS FRONT YARD = 12 FT. TO 20 FT. MIN. BUILD-TO-LINE (15 FT. MIN. SETBACK ON SECONDARY FRONT YARD OF CORNER LOTS) SIDE YARD = 5 FT. MIN. REAR YARD = 1 FT. MIN.	
ALIGNED LOTS (34' X 150' TYP.)	
1. ALLOWABLE USES: DETACHED SINGLE FAMILY DWELLING	
2. MAXIMUM BUILDING HEIGHT = 3 STORIES PLUS BASEMENT	
3. SETBACKS FRONT YARD = 22 FT. MIN. SIDE YARD = 5 FT. MIN. REAR YARD = 15 FT. MIN. FROM O.H.W.M.	
STAGGERED LOTS (22'-26' X 205' TYP.)	
1. ALLOWABLE USES: DETACHED SINGLE FAMILY DWELLING	
2. MAXIMUM BUILDING HEIGHT = 3 STORIES PLUS BASEMENT	
3. SETBACKS FRONT YARD = 22 FT. MIN. SIDE YARD = 0 FT. MIN. REAR YARD = 15 FT. MIN. FROM O.H.W.M.	
CLUBHOUSE (SITE FEATURES 12 AND 13 ON THE PLAN)	
1. ALLOWABLE USES: COMMUNITY CENTER, EVENT CENTER RECREATION CENTER, RESTAURANT, COCKTAIL LOUNGE, AND BREWPUB, AND MUSIC VENUE (INDOOR AND OUTDOOR)	
2. MAXIMUM BUILDING HEIGHT = 3 STORIES OR 50 FT., WHICHEVER IS LESS	
3. MINIMUM DISTANCE TO OHWM = 15 FT.	
4. MINIMUM DISTANCE FROM ADJACENT LOT LINES = 15 FT.	
MIXED USE (MU1-MU4)	
1. ALLOWABLE USES: GROUND FLOOR - PERMITTED USES IN THE B-2 DISTRICT, UPPER LEVELS - MULTIPLE FAMILY DWELLINGS	
2. MAXIMUM BUILDING HEIGHT = 3 STORIES OR 50 FT., WHICHEVER IS LESS	
3. MINIMUM DISTANCE FROM ADJACENT LOT LINES = 15 FT.	
BOAT STORAGE BUILDING	
1. ALLOWABLE USES: BOAT STORAGE AND SIMILAR OR ACCESSORY USE, PERMITTED USES WITHIN THE B-2 DISTRICT	
2. MAXIMUM BUILDING HEIGHT = 50 FT.	

GENERAL NOTES	
1. SPEED LIMITS THROUGHOUT THE PROPOSED DEVELOPMENT WILL BE A MAXIMUM OF 15 MPH.	
2. TYPICAL STREET TREE SPACING WILL BE 35 FT. TO 45 FT. ON CENTER, DEPENDING ON SPECIES AND SITE CONSTRAINTS (E.G. CONFLICTS WITH UTILITIES, STREET LIGHTS, DRIVEWAYS, ETC.).	
3. WAYFINDING SIGNAGE WILL BE STRATEGICALLY PLACED THROUGHOUT THE DEVELOPMENT TO DIRECT PEDESTRIANS TO SITE FEATURES INCLUDING KAYAK LAUNCHES, NATURAL FEATURES, TRAILS, FISHING PLATFORMS, PARKS, CLUBHOUSES, BIKE PATHS, RETAIL CORRIDOR(S), DOG PARKS, ETC.	
4. OUTDOOR ENTERTAINMENT AT THE RESTAURANT AND OTHER PUBLIC SPACES WILL BE ALLOWED BETWEEN THE HOURS OF 10 A.M. AND 11 P.M. AND NOT PERMITTED BETWEEN 11 P.M. AND 10 A.M.	
5. THERE WILL BE NO GATES OR FENCES WITHIN THE DEVELOPMENT EXCEPT FOR PIERS 2, 3, 4, AND 5; DOG PARKS; SPORT COURTS; PLAYGROUNDS; POOLS; DUMPSTER ENCLOSURES; AND ABOVE GROUND UTILITY SCREENINGS.	
6. ALL PUBLIC AMENITY AREAS WILL BE OWNED AND MAINTAINED BY THE DEVELOPMENT ASSOCIATION IN PERPETUITY AS A MEANS OF MAINTAINING A HIGH LEVEL OF CARE AND LESSENING THE BURDEN ON PUBLICLY FUNDED CITY AGENCIES.	
7. FINAL DUMPSTER ENCLOSURE LOCATIONS SHALL BE REVIEWED AND APPROVED BY CITY OF MUSKEGON STAFF.	
8. SNOW SHALL BE STORED IN DESIGNATED AREAS, AS SPECIFIED BY CITY OF MUSKEGON MAINTENANCE PERSONNEL OR REMOVED FROM THE SITE AS NEEDED.	
9. BIKE PARKING SHALL BE PROVIDED AT RETAIL CORRIDORS(S), CLUBHOUSES, AND VARIOUS PUBLIC SPACES THROUGHOUT THE DEVELOPMENT. FINAL LOCATIONS AND DESIGN OF BIKE PARKING FACILITIES TO BE COORDINATED WITH CITY OF MUSKEGON STAFF.	
10. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES BOTH FITTED WITH DOWN CAST TYPE FIXTURES TO BE SPECIFIED BY LIGHTING CONSULTANT. LIGHTING SHALL BE COORDINATED WITH CITY STAFF TO CLUSTER IN DESIRED HIGH TRAFFIC PUBLIC AREAS. ALL LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES.	
11. GROUND FLOOR LEVELS OF BUILDINGS A1-A4 ARE INTENDED TO BE REPURPOSED AS ADDITIONAL RETAIL OR OFFICE SPACE AS NEEDED PER MARKET CONDITIONS. THE CONVERSION OF GROUND FLOOR USES WILL BEGIN AT BUILDING A1 AND EXTEND TO THE EAST SEQUENTIALLY ENDING AT BUILDING A4.	
12. AREAS P7 AND P8 WILL NOT ALLOW FOR FISHING IF ADJACENT WATERS ARE FOUND TO BE UNSUITABLE BY ENVIRONMENTAL SPECIALISTS.	
13. TOPOGRAPHICAL REQUIREMENT PER 2013.E. EXISTING TOPOGRAPHY IS DEPICTED WITH CONTOURS AT 1-FT INTERVALS ON THE EXISTING CONDITIONS PLAN. FINAL TOPOGRAPHIC CHANGES SHALL BE IN COMPLIANCE WITH EGLE DUE CARE PLAN CRITERIA. AREAS OF FILL MUST BE COMPACTED TO DENSITY SPECIFIED BY GEOTECH CONSULTANT.	
14. THE PROJECT WILL BE SERVED BY PUBLIC WATERMAIN, PUBLIC SANITARY SEWER, AND PUBLIC AND PRIVATE STORMWATER MANAGEMENT SYSTEMS. WATERMAIN, SANITARY SEWER, AND STORMWATER MANAGEMENT MEASURES SHALL MEET CITY, COUNTY, AND STATE OF MICHIGAN REQUIREMENTS. "DRY UTILITIES," WHICH INCLUDE ELECTRIC SERVICE, TELECOMMUNICATIONS, AND NATURAL GAS, WILL BE INSTALLED UNDERGROUND AND WILL BE PROVIDED TO EACH SITE.	
15. A TRAFFIC STUDY SHALL BE CONDUCTED AND REVIEWED BY THE PUBLIC WORKS DIRECTOR PRIOR TO CONSTRUCTION.	
16. A STORMWATER PERMIT SHALL BE OBTAINED FROM THE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.	
17. LANDSCAPE MANAGEMENT PLAN FOR A NATIVE VEGETATION PLANTING ZONE AROUND THE WATERFRONT HOMES, PATHS AND PATIOS WITHIN 30 FEET OF THE O.H.W.M. SHALL BE SUBMITTED BY THE DEVELOPER AND APPROVED BY THE PUBLIC WORKS DIRECTOR.	
18. A PROPOSED UTILITIES PLAN SHALL SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DIRECTOR PRIOR TO CONSTRUCTION.	
19. ALL MARINA SLIPS WILL HAVE FIRE ACCESS.	
20. ALL APPLICABLE CITY, STATE, AND FEDERAL PERMITS SHALL BE GRANTED PRIOR TO CONSTRUCTION OF IMPACTED SITE FEATURES.	

23201-263-2023-1020-PREL2_converted 10/26/2023 @ 12:00 am



LEGEND

- 1 SITE ENTRANCE
- 2 SINGLE FAMILY STAGGERED LOT (26'-22" X 205' TYP.) - MAY BE COMBINED TO CREATE LARGER WATERFRONT LOTS
- 3 SINGLE FAMILY ALIGNED LOT (34' X 150' TYP.) - MAY BE COMBINED TO CREATE LARGER WATERFRONT LOTS
- 4 10-12 UNIT FRONT-LOADED CONDO OR APARTMENT "MANSION" LOTS (100' X 150' TYP.)
- 5 10-12 UNIT REAR-LOADED CONDO OR APARTMENT "MANSION" LOTS (100' X 115' TYP.)
- 6 4 TO 6-STORY APARTMENT OR CONDO BUILDING WITH GROUND FLOOR PARKING OR POSSIBLE FUTURE GROUND FLOOR RETAIL (BUILDINGS A1-A4)
- 7 4 TO 6-STORY APARTMENT OR CONDO BUILDING WITH GROUND FLOOR PARKING (BUILDINGS A5-A22)
- 8 REAR LOAD ROWHOUSES (18' X 40' TYP.) (R1-R35)
- 9 MIXED-USE BUILDING (GROUND FLOOR RETAIL, APARTMENTS ABOVE) (MU1-MU4)
- 10 IN-OUT DRY BOAT STORAGE (155' X 720' BUILDING WITH APPROXIMATELY 350 STORAGE SPACES)
- 11 MARINA RESTROOMS
- 12 CLUBHOUSES WITH POOLS AND SPORT COURTS
- 13 CLUBHOUSE WITH RESTAURANT/EVENT SPACE, POOL, AND PUBLIC RESTROOMS
- 14 RETAIL BUILDING
- 15 PUBLIC NATURE VIEW BOARDWALK
- 16 PUBLIC PARKLET WITH WATERFRONT ACCESS AND FISHING DOCK
- 17 PUBLIC PARKLET WITH BOARDWALK, FISHING PLATFORM, AND KAYAK LAUNCH
- 18 MULTI-MODAL TRAIL CONNECTOR
- 19 POOL AND RESTROOM BUILDING FOR WINDWARD POINTE RESIDENTS
- 20 BOAT HOIST/WASH STATION AREA
- 21 STAGING SLIPS FOR IN/OUT SERVICE AND GAS DOCK / PUMP OUT DOCK
- 22 FENCED DOG PARK AND POLLINATOR GARDEN AREA
- 23 PLAYGROUND
- 24 WOODLAND PRESERVATION AREA AND ON-LEASH DOG PARK
- 25 FUTURE RESTAURANT
- 26 TRAFFIC CALMING STREET TREATMENTS (E.G. ROUNDABOUT, SIGNALIZED BIKE CROSSING) TO BE COORDINATED WITH CITY OF MUSKEGON
- 27 BREAK WALL/WAVE ATTENUATOR WITH PUBLIC WALKING PATH, FISHING PLATFORM AND TRANSIENT/VISITOR/SHOPPER DOCKING ON NORTH AND SOUTH SIDES OF PIER
- 28 POSSIBLE FUTURE 1 TO 3-STORY RETAIL/OFFICE STACK, WHICH MAY INCLUDE COFFEE SHOP, SANDWICH SHOP, CONVENIENCE STORE, SHIP STORE, MARINA OFFICE, AND/OR ROOFTOP DECK.
- 29 GAS DOCK AND SERVICE OFFICE

SUMMARY OF LAND USE

SITE LOCATION:	2400 & 2850 LAKESHORE DR. MUSKEGON, MICHIGAN
SITE AREA	= 122.94 AC.
EXISTING ZONING	= I-2 (GENERAL INDUSTRIAL)
PROPOSED ZONING	= PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED DWELLINGS	= 108 DWELLINGS 26'/22'X205' LOTS 34'X150' LOTS "MANSION" LOT DWELLINGS UP TO 1,320 DWELLINGS (22 BLDGS) 18' X 40' TOWNHOMES MIXED-USE APARTMENTS = 35 UNITS (10 BLDGS) = 55 DWELLINGS (4 BLDGS)
PROPOSED DENSITY	= 18.8 D.U./AC.
RETAIL/OFFICE SPACE (MU1-MU4) (NOT INCLUDING FUTURE IMPROVEMENTS)	= 42,780 SQ.FT.
BOAT STORAGE	= 111,600 SQ.FT. (360 SPACES)
BOAT DOCKING SPACES	= 251 118' SLIP 103' SLIP 98' SLIP 93' SLIPS 60' SLIPS 50' SLIPS 45' SLIPS 40' SLIPS TRANSIENT/VISITOR/SHOPPER DOCKING SPACES = 1400 LINEAR FEET

SITE REGULATING STANDARDS

MULTIPLE FAMILY BUILDINGS (A1-A22) 1. ALLOWABLE USES: MULTIPLE FAMILY DWELLINGS (APARTMENTS OF CONDOMINIUMS), SENIOR LIVING FACILITY, AND PERMITTED USES WITHIN THE B-2 DISTRICT AT GROUND FLOOR OF BUILDINGS A1-A4 2. MAXIMUM BUILDING HEIGHT = 6 STORIES OR 90 FT., WHICHEVER IS LESS 3. MINIMUM BUILDING TO BUILDING SEPARATION (FOUNDATION WALL TO FOUNDATION WALL) = 25 FT. 4. MINIMUM DISTANCE TO ADJACENT ROADS (EXCLUDES PARKING DRIVE AISLES) = 25 FT.	ALLOWED LOTS (34' X 150' TYP.) 1. ALLOWABLE USES: DETACHED SINGLE FAMILY DWELLING 2. MAXIMUM BUILDING HEIGHT = 3 STORIES PLUS BASEMENT 3. SETBACKS FRONT YARD = 22 FT. MIN. SIDE YARD = 5 FT. MIN. REAR YARD = 15 FT. MIN. FROM O.H.W.M.
ROWHOUSES (R1-R35) 1. ALLOWABLE USES: ATTACHED SINGLE FAMILY DWELLINGS 2. MAXIMUM BUILDING HEIGHT = 3 STORIES OR 50 FT., WHICHEVER IS LESS 3. MINIMUM BUILDING TO BUILDING SEPARATION (FOUNDATION WALL TO FOUNDATION WALL) = 16 FT. 4. MINIMUM DISTANCES TO ADJACENT ROAD OR SIDEWALK = 10 FT.	STAGGERED LOTS (22-26' X 205' TYP.) 1. ALLOWABLE USES: DETACHED SINGLE FAMILY DWELLING 2. MAXIMUM BUILDING HEIGHT = 3 STORIES PLUS BASEMENT 3. SETBACKS FRONT YARD = 22 FT. MIN. SIDE YARD = 0 FT. MIN. REAR YARD = 15 FT. MIN. FROM O.H.W.M.
FRONT-LOADED MANSION LOTS (M1-M20 & M41-M57) 1. ALLOWABLE USES: MULTIPLE FAMILY DWELLING 2. MAXIMUM BUILDING HEIGHT = 5 STORIES OR 80 FT., WHICHEVER IS LESS 3. SETBACKS FRONT YARD = 22 FT. MIN. (15 FT. MIN. ON SECONDARY FRONT YARD OF CORNER LOTS) SIDE YARD = 5 FT. MIN. REAR YARD = 15 FT. MIN.	CLUBHOUSE (SITE FEATURES 12 AND 13 ON THE PLAN) 1. ALLOWABLE USES: COMMUNITY CENTER, EVENT CENTER RECREATION CENTER, RESTAURANT, COCKTAIL LOUNGE, AND BROWSE, AND MUSIC VENUE (INDOOR AND OUTDOOR) 2. MAXIMUM BUILDING HEIGHT = 3 STORIES OR 50 FT., WHICHEVER IS LESS 3. MINIMUM DISTANCE TO OHWM = 15 FT. 4. MINIMUM DISTANCE FROM ADJACENT LOT LINES = 15 FT.
REAR-LOADED MANSION LOTS (M21-M40) 1. ALLOWABLE USES: MULTIPLE FAMILY DWELLING 2. MAXIMUM BUILDING HEIGHT = 5 STORIES OR 80 FT., WHICHEVER IS LESS 3. SETBACKS FRONT YARD = 12 FT. TO 20 FT. MIN. BUILD-TO-LINE (15 FT. MIN. SETBACK ON SECONDARY FRONT YARD OF CORNER LOTS) SIDE YARD = 5 FT. MIN. REAR YARD = 1 FT. MIN.	MIXED USE (MU1-MU4) 1. ALLOWABLE USES: GROUND FLOOR - PERMITTED USES IN THE B-2 DISTRICT, UPPER LEVELS - MULTIPLE FAMILY DWELLINGS 2. MAXIMUM BUILDING HEIGHT = 3 STORIES OR 50 FT., WHICHEVER IS LESS 3. MINIMUM DISTANCE FROM ADJACENT LOT LINES = 15 FT.
	BOAT STORAGE BUILDING 1. ALLOWABLE USES: BOAT STORAGE AND SIMILAR OR ACCESSORY USE, PERMITTED USES WITHIN THE B-2 DISTRICT 2. MAXIMUM BUILDING HEIGHT = 50 FT.

GENERAL NOTES

- SPEED LIMITS THROUGHOUT THE PROPOSED DEVELOPMENT WILL BE A MAXIMUM OF 15 MPH.
- TYPICAL STREET TREE SPACING WILL BE 35 FT. TO 45 FT. ON CENTER, DEPENDING ON SPECIES AND SITE CONSTRAINTS (E.G. CONFLICTS WITH UTILITIES, STREET LIGHTS, DRIVEWAYS, ETC.).
- WAYFINDING SIGNAGE WILL BE STRATEGICALLY PLACED THROUGHOUT THE DEVELOPMENT TO DIRECT PEDESTRIANS TO SITE FEATURES INCLUDING KAYAK LAUNCHES, NATURAL FEATURES, TRAILS, FISHING PLATFORMS, PARKS, CLUBHOUSES, BIKE PATHS, RETAIL CORRIDOR(S), DOG PARKS, ETC.
- OUTDOOR ENTERTAINMENT AT THE RESTAURANT AND OTHER PUBLIC SPACES WILL BE ALLOWED BETWEEN THE HOURS OF 10 A.M. AND 11 P.M. AND NOT PERMITTED BETWEEN 11 P.M. AND 10 A.M.
- THERE WILL BE NO GATES OR FENCES WITHIN THE DEVELOPMENT EXCEPT FOR PIERS 2, 3, 4, AND 5; DOG PARKS; SPORT COURTS; PLAYGROUNDS; POOLS; DUMPSTER ENCLOSURES; AND ABOVE GROUND UTILITY SCREENING.
- ALL PUBLIC AMENITY AREAS WILL BE OWNED AND MAINTAINED BY THE DEVELOPMENT ASSOCIATION IN PERPETUITY AS A MEANS OF MAINTAINING A HIGH LEVEL OF CARE AND LESSENING THE BURDEN ON PUBLICLY FUNDED CITY AGENCIES.
- FINAL DUMPSTER ENCLOSURE LOCATIONS SHALL BE REVIEWED AND APPROVED BY CITY OF MUSKEGON STAFF.
- SNOW SHALL BE STORED IN DESIGNATED AREAS, AS SPECIFIED BY CITY OF MUSKEGON MAINTENANCE PERSONNEL OR REMOVED FROM THE SITE AS NEEDED.
- BIKE PARKING SHALL BE PROVIDED AT RETAIL CORRIDOR(S), CLUBHOUSES, AND VARIOUS PUBLIC SPACES THROUGHOUT THE DEVELOPMENT. FINAL LOCATIONS AND DESIGN OF BIKE PARKING FACILITIES TO BE COORDINATED WITH CITY OF MUSKEGON STAFF.
- PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES BOTH FITTED WITH DOWN CAST TYPE FIXTURES TO BE SPECIFIED BY LIGHTING CONSULTANT. LIGHTING SHALL BE COORDINATED WITH CITY STAFF TO CLUSTER IN DESIRED HIGH TRAFFIC PUBLIC AREAS. ALL LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES.
- GROUND FLOOR LEVELS OF BUILDINGS A1-A4 ARE INTENDED TO BE REPURPOSED AS ADDITIONAL RETAIL OR OFFICE SPACE AS NEEDED PER MARKET CONDITIONS. THE CONVERSION OF GROUND FLOOR USES WILL BEGIN AT BUILDING A1 AND EXTEND TO THE EAST SEQUENTIALLY ENDING AT BUILDING A4.
- AREAS P7 AND P8 WILL NOT ALLOW FOR FISHING IF ADJACENT WATERS ARE FOUND TO BE UNSUITABLE BY ENVIRONMENTAL SPECIALISTS.
- TOPOGRAPHICAL REQUIREMENT PER 201.3.E. EXISTING TOPOGRAPHY IS DEPICTED WITH CONTOURS AT 1-FT INTERVALS ON THE EXISTING CONDITIONS PLAN. FINAL TOPOGRAPHIC CHANGES SHALL BE IN COMPLIANCE WITH EGLE DUE CARE PLAN CRITERIA. AREAS OF FILL MUST BE COMPACTED TO DENSITY SPECIFIED BY GEOTECH CONSULTANT.
- THE PROJECT WILL BE SERVED BY PUBLIC WATERMAIN, PUBLIC SANITARY SEWER, AND PUBLIC AND PRIVATE STORMWATER MANAGEMENT SYSTEMS. WATERMAIN, SANITARY SEWER, AND STORMWATER MANAGEMENT MEASURES SHALL MEET CITY, COUNTY, AND STATE OF MICHIGAN REQUIREMENTS. "DRY UTILITIES," WHICH INCLUDE ELECTRIC SERVICE, TELECOMMUNICATIONS, AND NATURAL GAS, WILL BE INSTALLED UNDERGROUND AND WILL BE PROVIDED TO EACH SITE.
- A TRAFFIC STUDY SHALL BE CONDUCTED AND REVIEWED BY THE PUBLIC WORKS DIRECTOR PRIOR TO CONSTRUCTION.
- A STORMWATER PERMIT SHALL BE OBTAINED FROM THE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- A LANDSCAPE MANAGEMENT PLAN FOR A NATIVE VEGETATION PLANTING ZONE AROUND THE WATERFRONT HOMES, PATHS AND PATIOS WITHIN 30 FEET OF THE O.H.W.M. SHALL BE SUBMITTED BY THE DEVELOPER AND APPROVED BY THE PUBLIC WORKS DIRECTOR.
- A PROPOSED UTILITIES PLAN SHALL SUBMITTED TO AND APPROVED BY THE PUBLIC WORKS DIRECTOR PRIOR TO CONSTRUCTION.
- ALL MARINA SLIPS WILL HAVE FIRE ACCESS.
- ALL APPLICABLE CITY, STATE, AND FEDERAL PERMITS SHALL BE GRANTED PRIOR TO CONSTRUCTION OF IMPACTED SITE FEATURES.

October 26, 2023 North 0' 75' 150' 300' Scale: 1"=150'

23201-265-2023-1020-PREL-2_converted 10/26/2023 @ 12:00 am



LEGEND

- 1

SITE ENTRANCE
- 2

SINGLE FAMILY STAGGERED LOT (26'-22" X 205' TYP.) - MAY BE COMBINED TO CREATE LARGER WATERFRONT LOTS
- 3

SINGLE FAMILY ALIGNED LOT (34' X 150' TYP.) - MAY BE COMBINED TO CREATE LARGER WATERFRONT LOTS
- 4

10-12 UNIT FRONT-LOADED CONDO OR APARTMENT "MANSION" LOTS (100' X 150' TYP.)
- 5

10-12 UNIT REAR-LOADED CONDO OR APARTMENT "MANSION" LOTS (100' X 115' TYP.)
- 6

4 TO 6-STORY APARTMENT OR CONDO BUILDING WITH GROUND FLOOR PARKING OR POSSIBLE FUTURE GROUND FLOOR RETAIL (BUILDINGS A1-A4)
- 7

4 TO 6-STORY APARTMENT OR CONDO BUILDING WITH GROUND FLOOR PARKING (BUILDINGS A5-A22)
- 8

REAR LOAD ROWHOUSES (18' X 40' TYP.) (R1-R35)
- 9

MIXED-USE BUILDING (GROUND FLOOR RETAIL, APARTMENTS ABOVE) (MU1-MU4)
- 10

IN-OUT DRY BOAT STORAGE (155' X 720' BUILDING WITH APPROXIMATELY 350 STORAGE SPACES)
- 11

MARINA RESTROOMS
- 12

CLUBHOUSES WITH POOLS AND SPORT COURTS
- 13

CLUBHOUSE WITH RESTAURANT, EVENT SPACE, POOL, AND PUBLIC RESTROOMS
- 14

RETAIL BUILDING
- 15

PUBLIC NATURE VIEW BOARDWALK
- 16

PUBLIC PARKLET WITH WATERFRONT ACCESS AND FISHING DOCK
- 17

PUBLIC PARKLET WITH BOARDWALK, FISHING PLATFORM, AND KAYAK LAUNCH
- 18

MULTI-MODAL TRAIL CONNECTOR
- 19

POOL AND RESTROOM BUILDING FOR WINDWARD POINTE RESIDENTS
- 20

BOAT HOIST/WASH STATION AREA
- 21

STAGING SLIPS FOR IN/OUT SERVICE AND GAS DOCK / PUMP OUT DOCK
- 22

FENCED DOG PARK AND POLLINATOR GARDEN AREA
- 23

PLAYGROUND
- 24

WOODLAND PRESERVATION AREA AND ON-LEASH DOG PARK
- 25

FUTURE RESTAURANT
- 26

TRAFFIC CALMING STREET TREATMENTS (E.G. ROUNDABOUT, SIGNALIZED BIKE CROSSING) TO BE COORDINATED WITH CITY OF MUSKEGON
- 27

BREAK WALL/WAVE ATTENUATOR WITH PUBLIC WALKING PATH, FISHING PLATFORM AND TRANSIENT/VISITOR/SHOPPER DOCKING ON NORTH AND SOUTH SIDES OF PIER
- 28

POSSIBLE FUTURE 1 TO 3-STORY RETAIL/OFFICE STACK, WHICH MAY INCLUDE COFFEE SHOP, SANDWICH SHOP, CONVENIENCE STORE, SHIP STORE, MARINA OFFICE, AND/OR ROOFTOP DECK.
- 29

GAS DOCK AND SERVICE OFFICE

SUMMARY OF LAND USE

SITE LOCATION:	2400 & 2850 LAKESHORE DR., MUSKEGON, MICHIGAN
SITE AREA	= 122.94 AC.
EXISTING ZONING	= I-2 (GENERAL INDUSTRIAL)
PROPOSED ZONING	= PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED DWELLINGS	= 26'/22'X205' LOTS = 108 DWELLINGS 34'X150' LOTS = 115 DWELLINGS "MANSION" LOT DWELLINGS = UP TO 684 DWELLINGS (57 BLDGS) MULTIPLE-FAMILY APTS/CONDOS = UP TO 1,320 DWELLINGS (22 BLDGS) 18' X 40' TOWNHOMES = 35 UNITS (10 BLDGS) MIXED-USE APARTMENTS = 55 DWELLINGS (4 BLDGS)
PROPOSED DENSITY	= 18.8 D.U./AC.
RETAIL/OFFICE SPACE (MU1-MU4) (NOT INCLUDING FUTURE IMPROVEMENTS)	= 42,780 SQ.FT.
BOAT STORAGE	= 111,600 SQ.FT. (360 SPACES)
BOAT DOCKING SPACES	= 251 118' SLIP = 1 SLIP 103' SLIP = 1 SLIP 98' SLIP = 1 SLIP 93' SLIPS = 1 SLIP 60' SLIPS = 24 SLIPS 50' SLIPS = 77 SLIPS 45' SLIPS = 54 SLIPS 40' SLIPS = 56 SLIPS TRANSIENT/VISITOR/SHOPPER DOCKING SPACES = 1400 LINEAR FEET

SITE REGULATING STANDARDS

MULTIPLE FAMILY BUILDINGS (A1-A22) 1. ALLOWABLE USES: MULTIPLE FAMILY DWELLINGS (APARTMENTS OF CONDOMINIUMS), SENIOR LIVING FACILITY, AND PERMITTED USES WITHIN THE B-2 DISTRICT AT GROUND FLOOR OF BUILDINGS A1-A4 2. MAXIMUM BUILDING HEIGHT = 6 STORIES OR 90 FT., WHICHEVER IS LESS 3. MINIMUM BUILDING TO BUILDING SEPARATION (FOUNDATION WALL TO FOUNDATION WALL) = 25 FT. 4. MINIMUM DISTANCES TO ADJACENT ROADS (EXCLUDES PARKING DRIVE AISLES) = 25 FT.	ALLOWED LOTS (34' X 150' TYP.) 1. ALLOWABLE USES: DETACHED SINGLE FAMILY DWELLING 2. MAXIMUM BUILDING HEIGHT = 3 STORIES PLUS BASEMENT 3. SETBACKS FRONT YARD = 22 FT. MIN. SIDE YARD = 5 FT. MIN. REAR YARD = 15 FT. MIN. FROM O.H.W.M.
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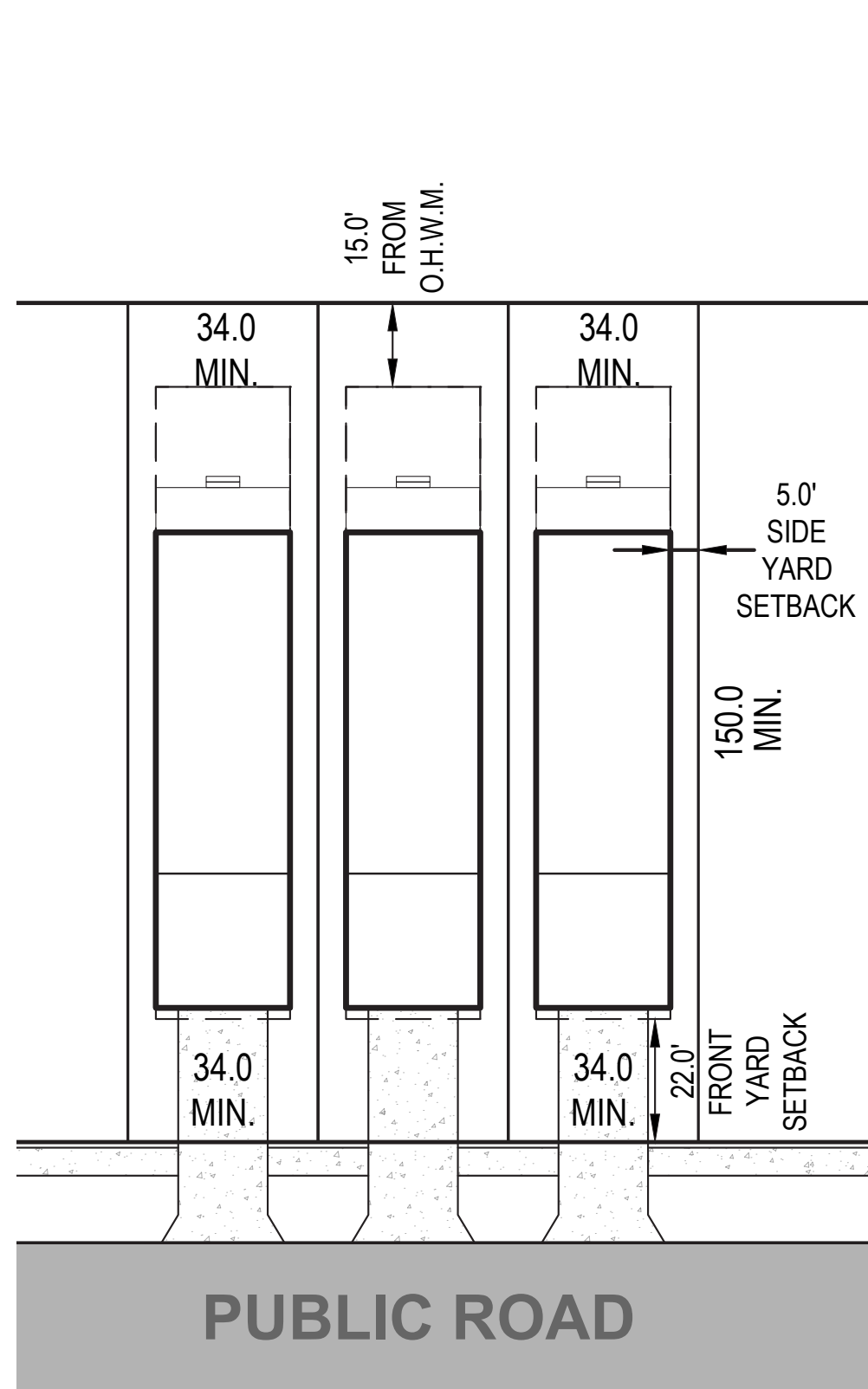
WINDWARD POINTE

FINAL PUD PLAN

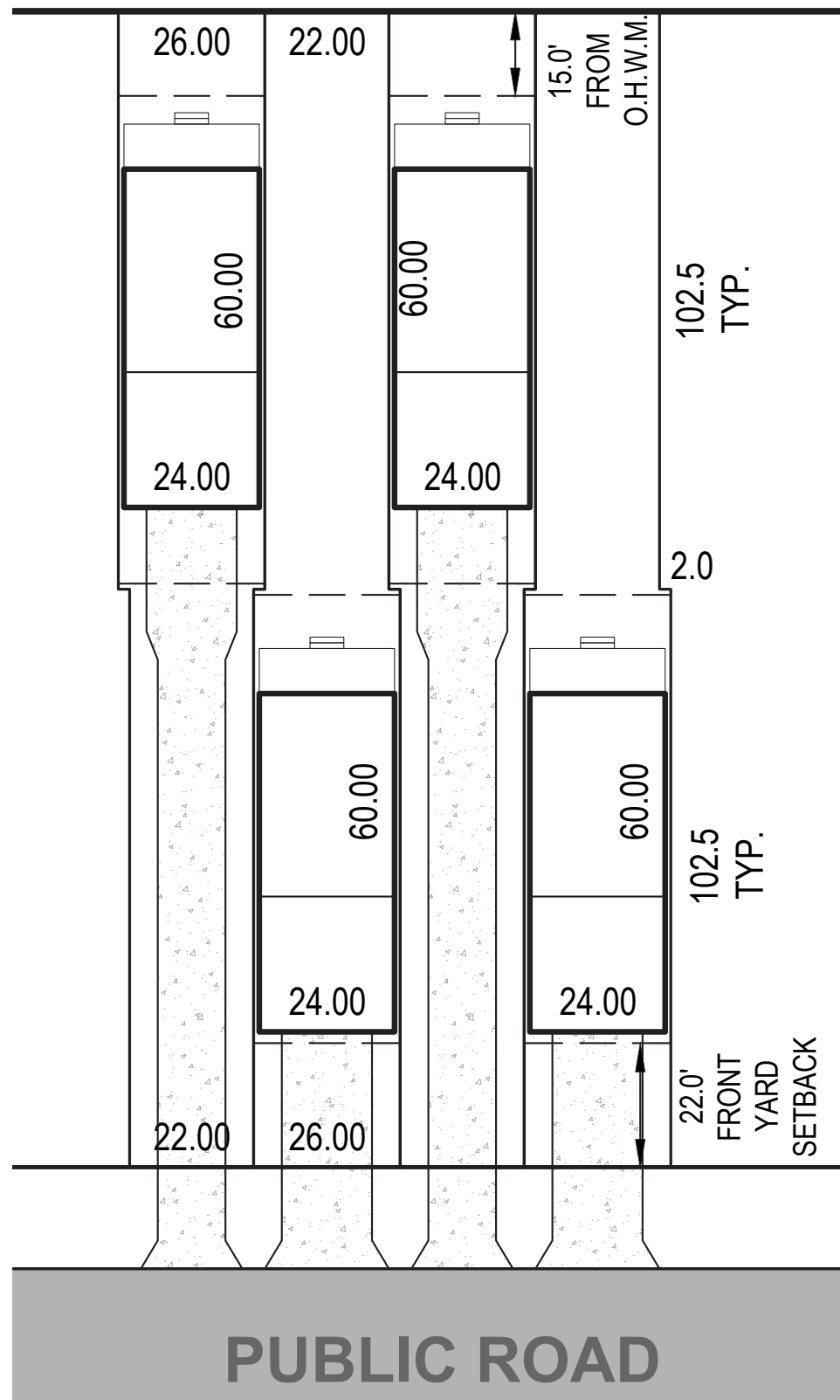
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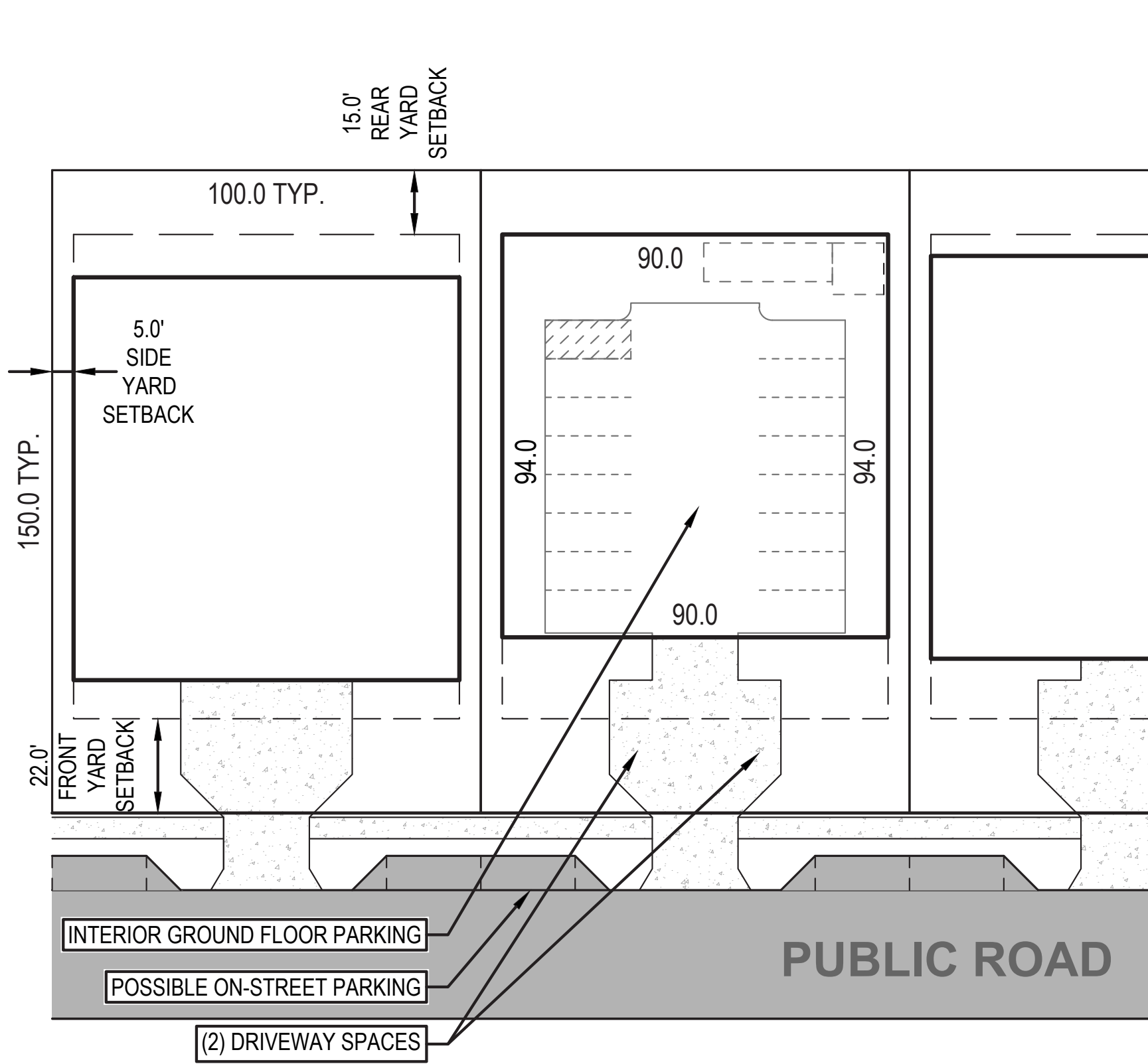
October 26, 2023 North 0' 75' 150' 300' Scale: 1"=150'



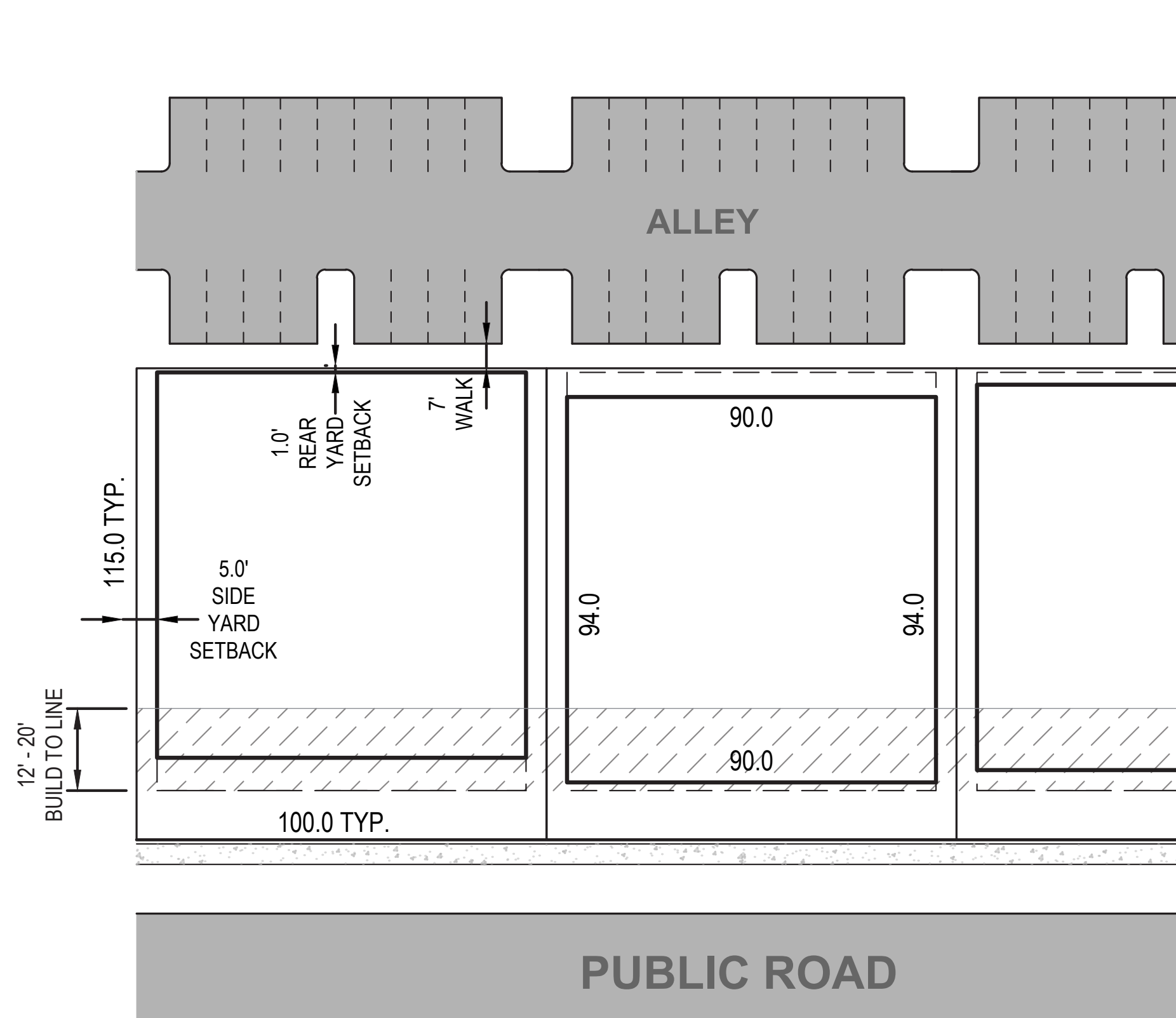
34' X 150' LOTS
3 STORY WITH BASEMENT



26'/22' X 205' LOTS
3 STORY WITH BASEMENT



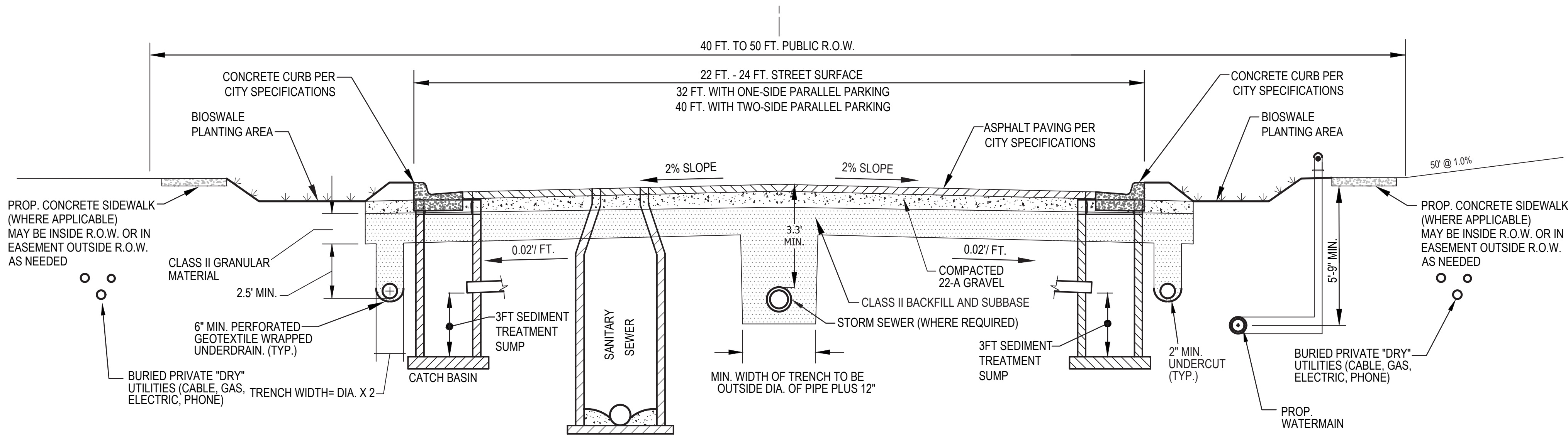
FRONT-LOADED CONDO OR APT. "MANSION" LOTS
3 TO 5 STORY STRUCTURES



REAR-LOADED CONDO OR APT. "MANSION" LOTS
3 TO 5 STORY STRUCTURES

TYPICAL LOT CONFIGURATIONS

N.T.S.



PUBLIC ROAD CROSS SECTION

N.T.S.

October 26, 2023



Windward Pointe Public Amenity Area Summary

I. Public Amenity Areas Directly on Muskegon Lake

Area	Total Area - Sq. Ft.		Public Waterfront Linear Feet		Public Waterfront Boardwalk Linear Feet	
P1	12,917	Sq. Ft.	180	LF	-	
P2	43,236	Sq. Ft.	-		1,454	LF
P3	28,538	Sq. Ft.	304	LF	-	
P4	1,473	Sq. Ft.	69	LF	-	
P5	5,349	Sq. Ft.	19	LF	-	
P6	2,926	Sq. Ft.	69	LF	-	
P7	4,325	Sq. Ft.	157	LF	-	
P8	4,412	Sq. Ft.	84	LF	-	
P9	9,856	Sq. Ft.	49	LF	-	
P10	21,181	Sq. Ft.	-		-	
P11	111,895	Sq. Ft.	-		-	
P12	4,721	Sq. Ft.	90	LF	-	
P13	4,152	Sq. Ft.	-		519	LF
P14	17,505	Sq. Ft.	-		-	
P15	Length is 4,093 LF		-		-	
Totals	272,486	Sq. Ft.	1,021	LF	1,973	LF

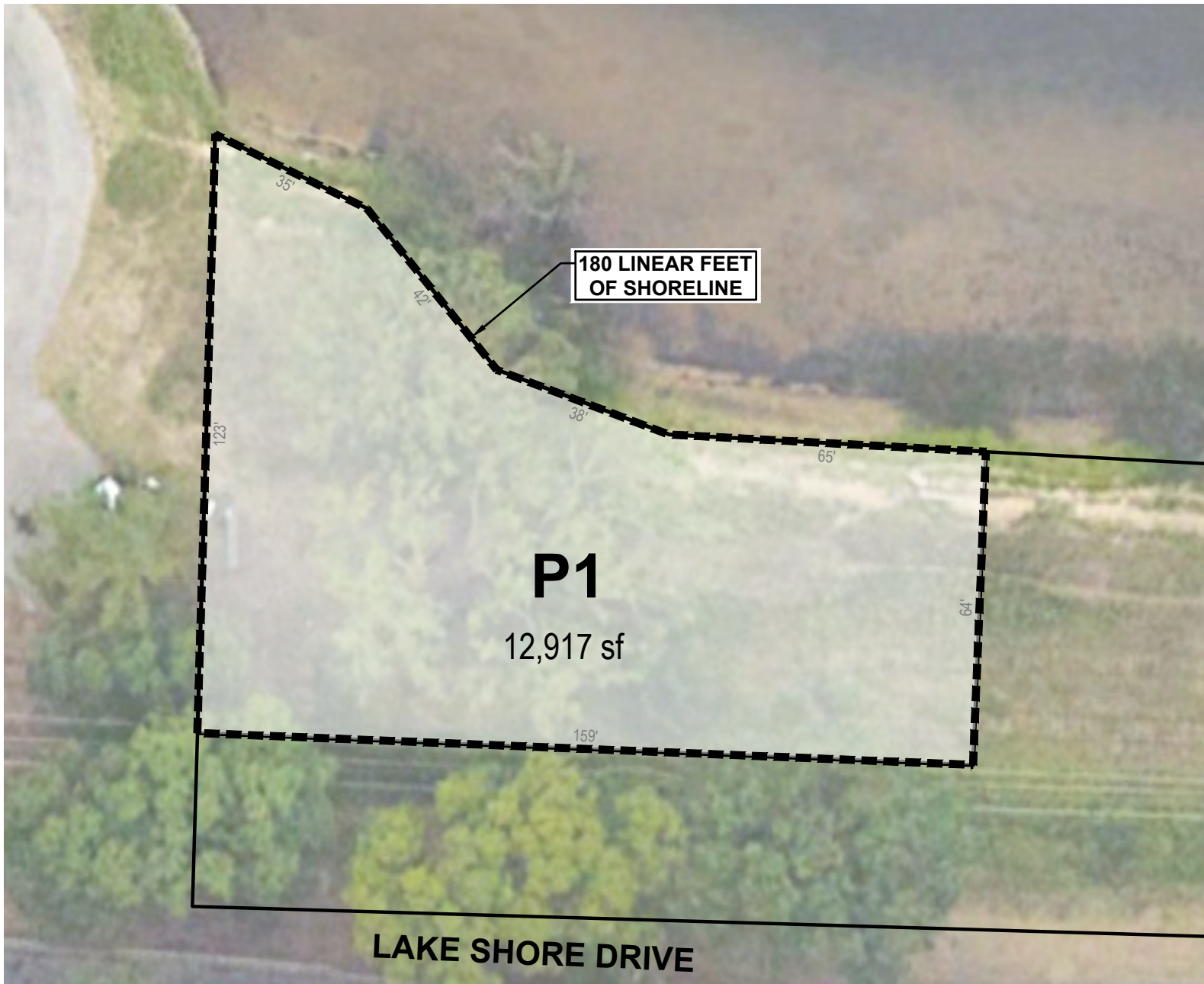
(~ 12% of waterfront land frontage)

Total Length of Waterfront Access	2,994 LF
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Total Area of Waterfront Amenities	272,486 SqFt
	6.26 Acres

II. Other Public Amenity Areas - Internal to Site

Public Bike Trail Length	4,093 LF
Public Bike Trail Area	32,744 Sq.Ft. (0.75 acres)
New Public Sidewalk Length	26,459 LF
New Public Sidewalk Area	132,295 Sq.Ft. (3.04 acres)
New 15 MPH Roadway Length	10,394 LF
New 15 MPH Roadway Area	703,817 Sq.Ft. (16.16 acres)



October 24, 2023

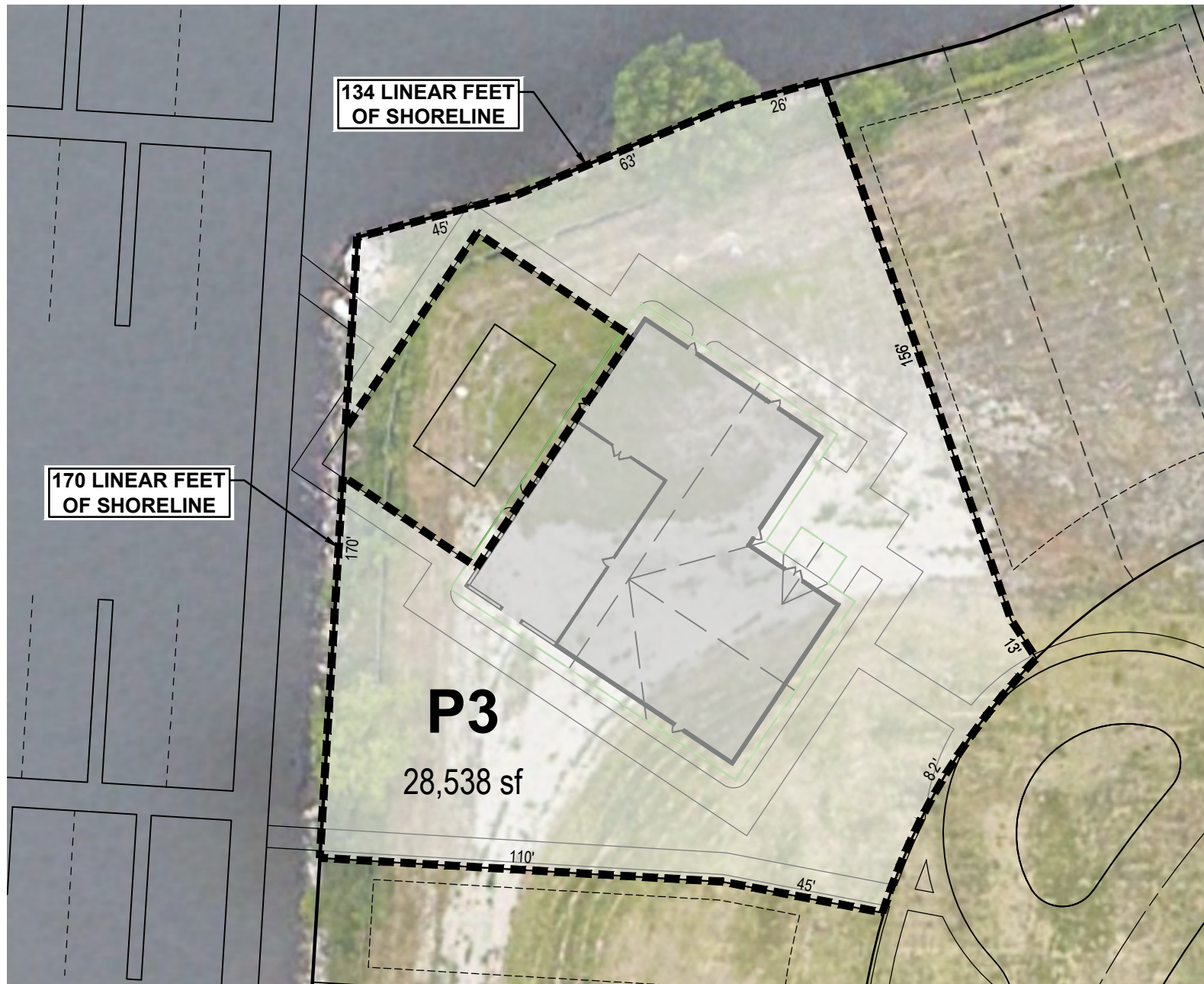


0' 15' 30' 60' S:1"=30'

WINDWARD POINTE

PUBLIC AMENITY (P1)





October 25, 2023



N 0' 20' 40' 80' S:1"=40'

WINDWARD POINTE

PUBLIC AMENITY (P3)





October 24, 2023

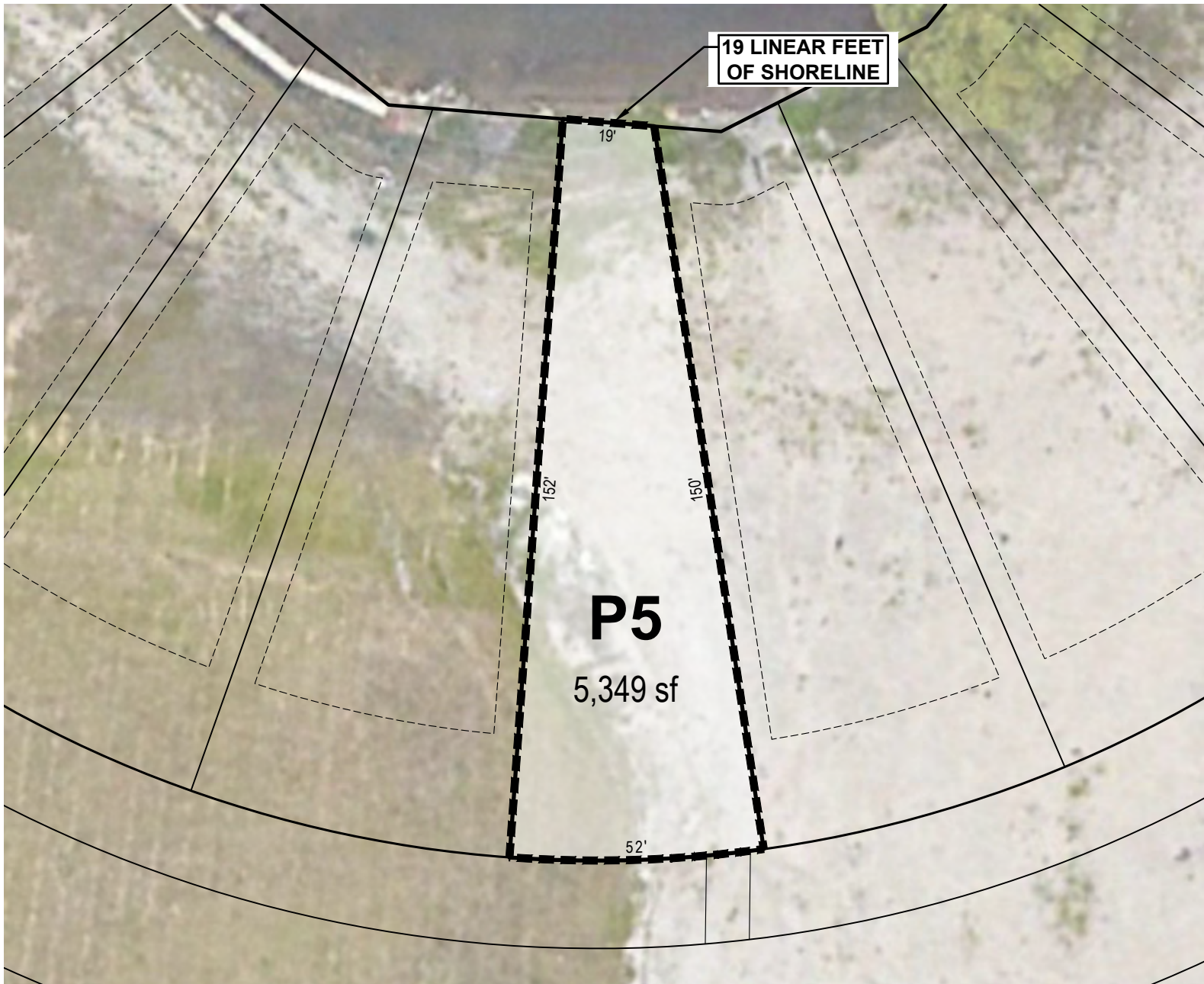


N. 0' 10' 20' 40' S:1"=20'

WINDWARD POINTE

PUBLIC AMENITY (P4)





October 24, 2023



N. 0' 15' 30' 60' S:1"=30'

WINDWARD POINTE

PUBLIC AMENITY (P5)





October 24, 2023



WINDWARD POINTE

PUBLIC AMENITY (P6)





October 24, 2023

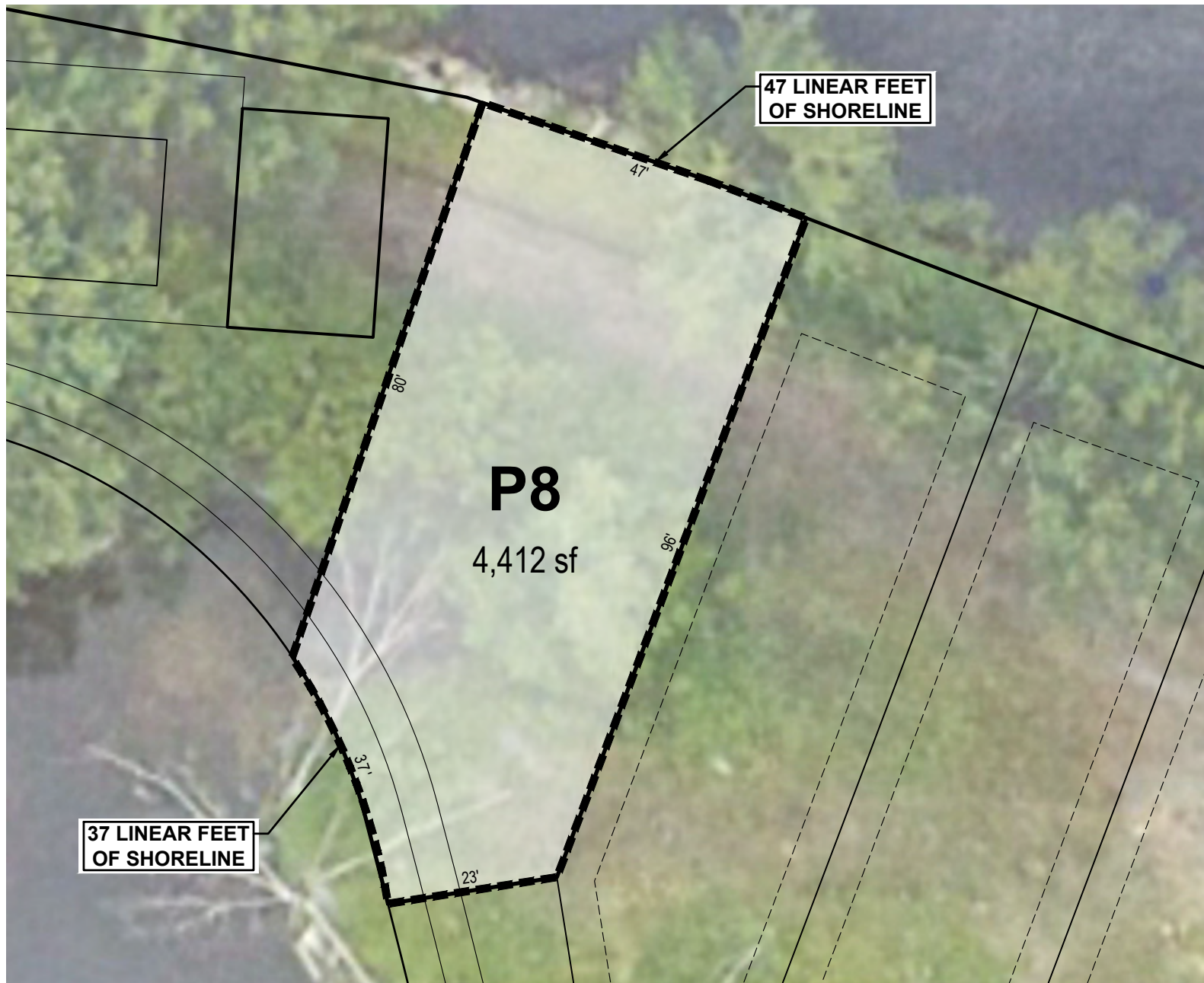


N. 0' 15' 30' 60' S:1"=30'

WINDWARD POINTE

PUBLIC AMENITY (P7)





October 24, 2023

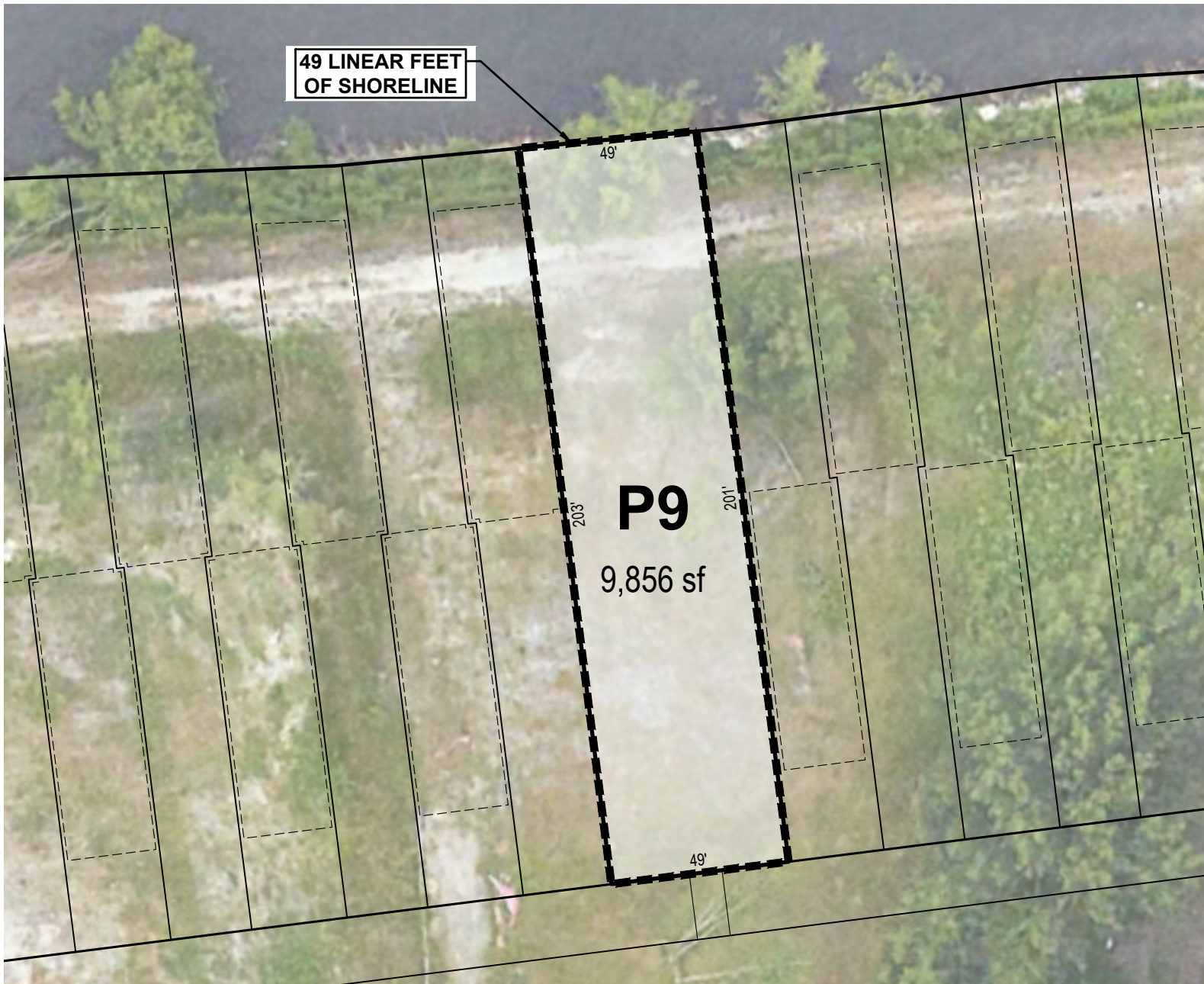


N. 0' 10' 20' 40' S:1"=20'

WINDWARD POINTE

PUBLIC AMENITY (P8)





October 24, 2023

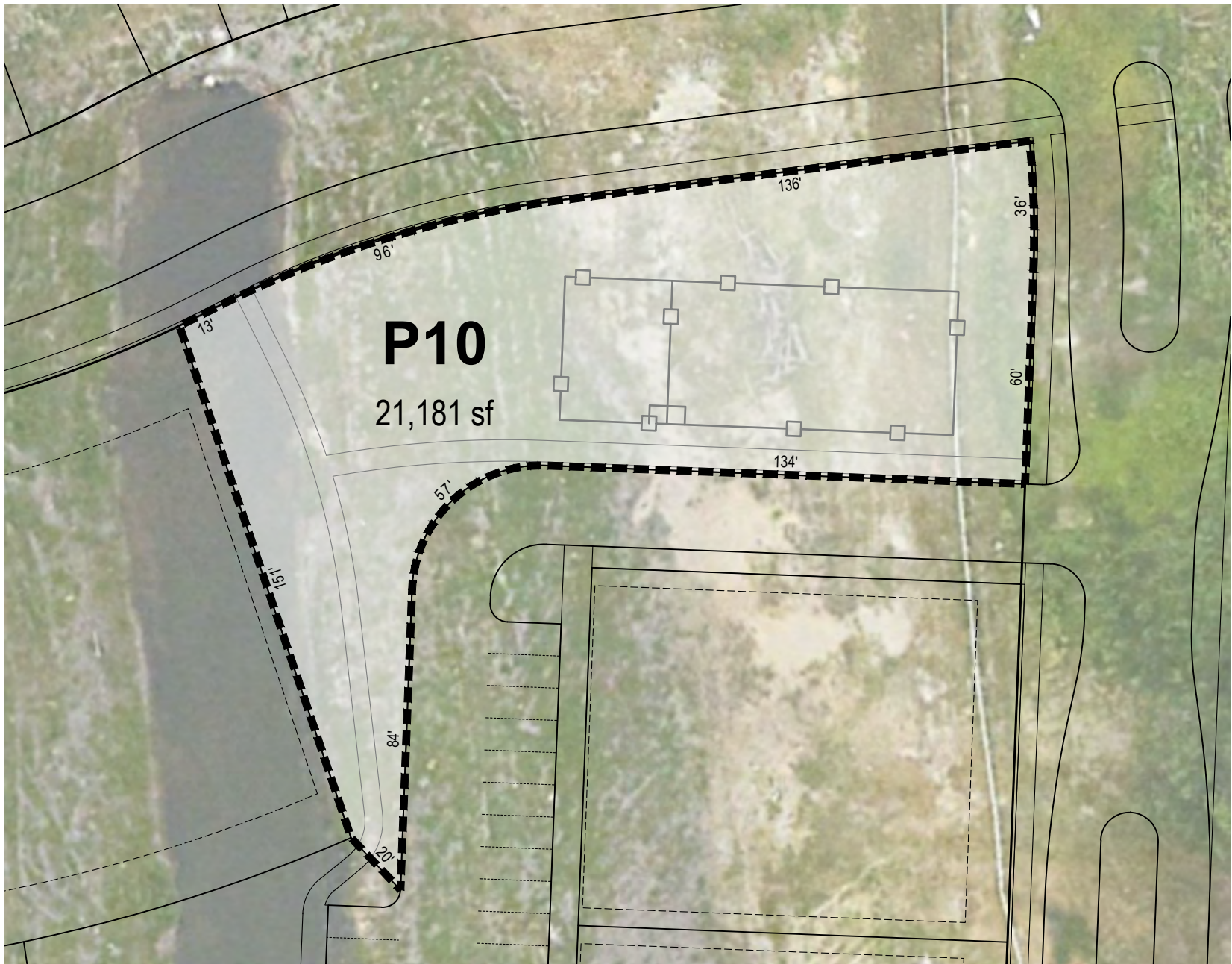


N. 0' 20' 40' 80' S:1"=40'

WINDWARD POINTE

PUBLIC AMENITY (P9)





October 24, 2023

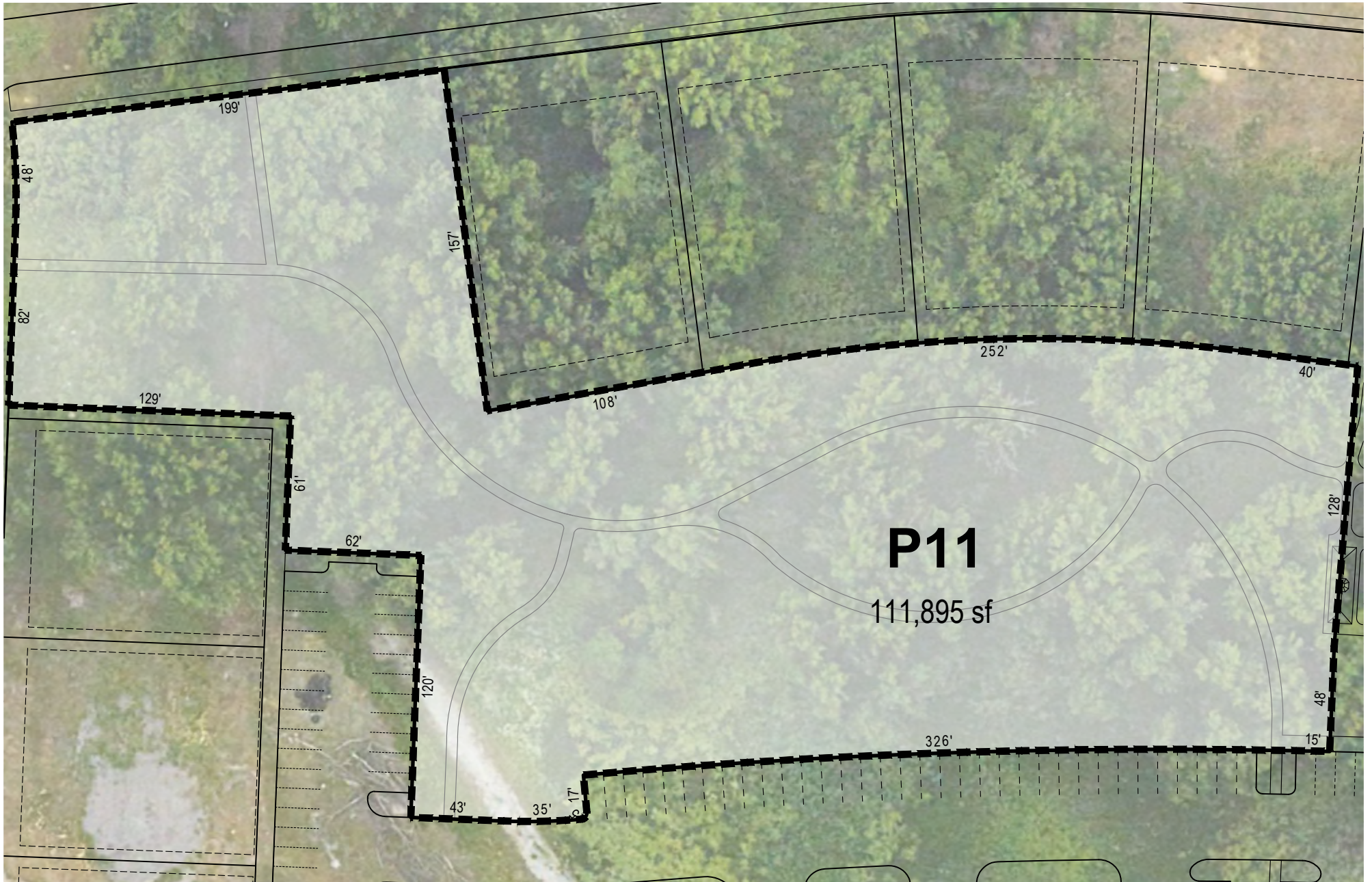


N. 0' 20' 40' 80' S: 1"=40'

WINDWARD POINTE

PUBLIC AMENITY (P10)





October 24, 2023



N. 0' 30' 60' 120' S:1"=60'

WINDWARD POINTE

PUBLIC AMENITY (P11)





October 24, 2023



0' 10' 20' 40' S:1"=20'

WINDWARD POINTE

PUBLIC AMENITY (P12)





October 24, 2023

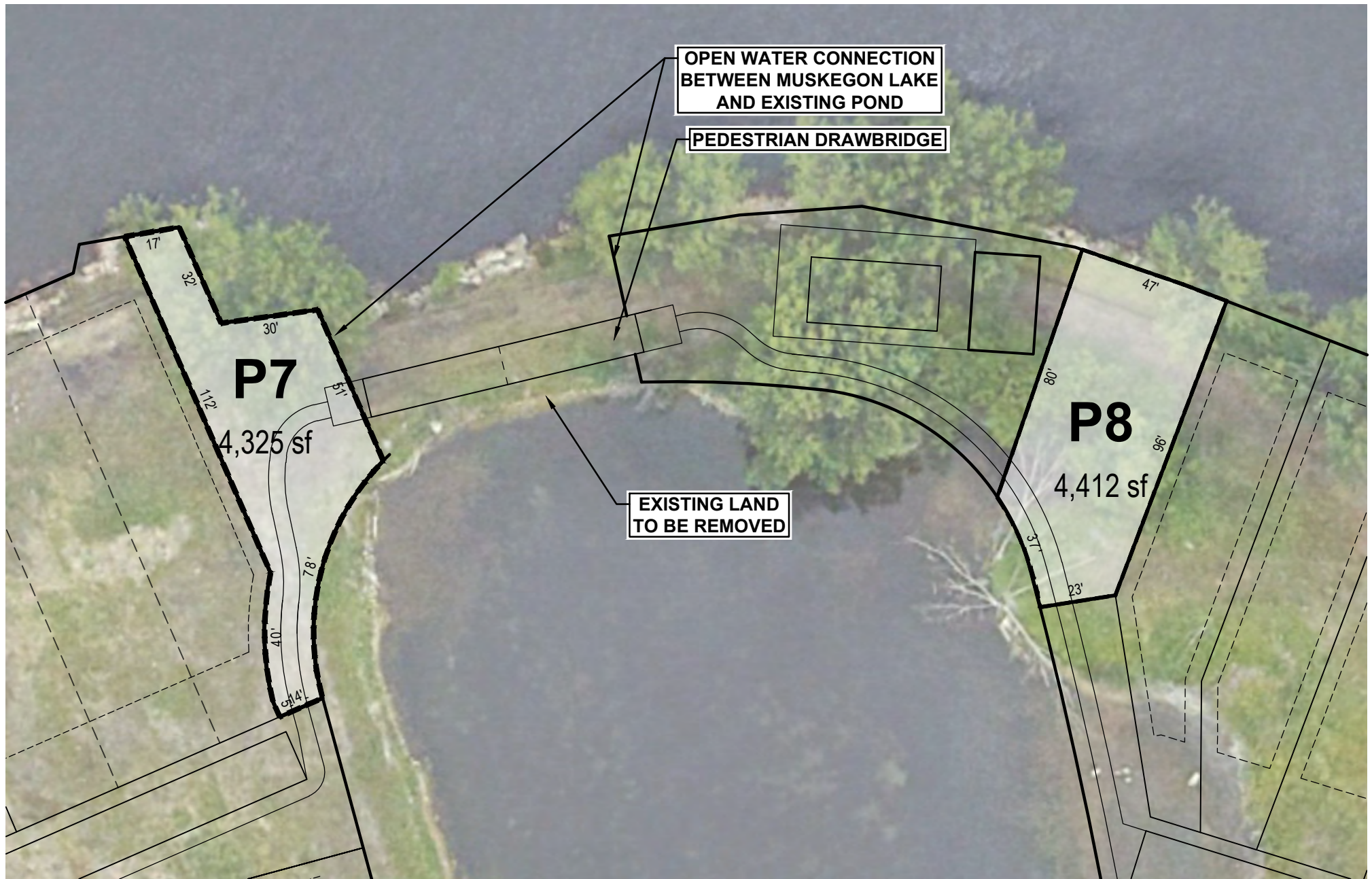


0' 20' 40' 80' S:1"=40'

WINDWARD POINTE

PUBLIC AMENITY (P14)





October 24, 2023



N. 0' 20' 40' 80' S:1"=40'

WINDWARD POINTE

PUBLIC AMENITY (P7/8 OPTION B)

