

**PLANNING COMMISSION REVIEW
KENTWOOD PLANNING DEPARTMENT**

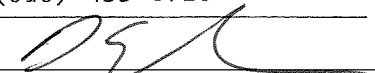
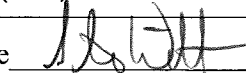
A. Check appropriate request

- | | | | |
|------------------|--------------------------|---------------------------|-------------------------------------|
| REZONING | <input type="checkbox"/> | SPECIAL LAND USE | <input checked="" type="checkbox"/> |
| PRELIMINARY PLAT | <input type="checkbox"/> | PLANNED UNIT DEVELOPMENT | <input type="checkbox"/> |
| SITE PLAN | <input type="checkbox"/> | PUD PHASE APPROVAL | <input type="checkbox"/> |
| OTHER (DESCRIBE) | <input type="checkbox"/> | MAJOR CHANGE TO SITE PLAN | <input type="checkbox"/> |

B. Description of Property

- Project Name Garden Annex
- Location 4130 Breton Avenue, SE
- Total land Area 1.32 acres
- Number of Lots 1
- Current Zoning R1-C
- Proposed zoning R1-C
- Permanent Parcel Number 41-18- 22-301-067

C. Owner and Representative

Owner <u>Dr. David E. May</u>	Representative <u>Steve Witte - Nederveld, Inc.</u>
Address <u>4144 Breton Ave, SE</u>	Address <u>217 Grandville Ave, Suite 302</u>
<u>Kentwood, MI 49512</u>	<u>Grand Rapids, MI 49503</u>
Phone <u>(616) 455-0720</u>	Phone <u>(616) 575-5190</u>
Signature <u></u>	Signature <u></u>

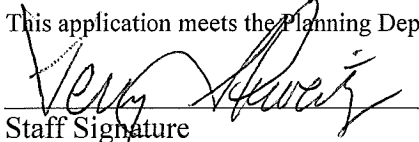
D. Authorization for city staff and commissioners to enter the property for evaluation.

YES XXX NO _____

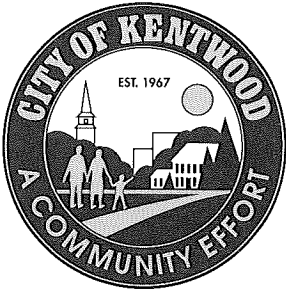
E. Please provide the following applicable items to the Planning Department by 12:00 PM on the submittal day. Failure to complete the proposal package will result in review delay. Please contact the Planning Department at (616) 554-0707 if you have any questions.

- 15 copies of all drawings (24" x 36" blue lines preferred.)
- One 8-1/2" x 11" high quality reduction of the above drawings.
- Filing Fee \$ 780
- Proof of ownership or purchase agreement.
- Current legal description of the entire property.
- Department of Natural Resources wetland determination verification (if applicable).

F. This application meets the Planning Department requirements for processing.

 Staff Signature 12/28/11 Date

Dr. May cell 446 1484



**NOTIFICATION OF HEARINGS
KENTWOOD PLANNING DEPARTMENT**

PROJECT: Garden Annex

Owner: Dr. David E. May **Representative:** Steve Witte- Nederveld Inc

4144 Breton Ave SE

Kentwood, MI

217 Grandville Ave. Suite 302

Grand Rapids, MI 49503

Email: none

Email: none

A. Your proposal requires a public hearing as a : Special Land Use & Site Plan Review

B. Pending acceptance of the submitted materials, the owner or a representative will be required to attend the following meetings:

- | | | | |
|---|-----------------------------------|-------------|----------------|
| 1. Applicant/Staff Review: | <u>Monday, January 23, 2012</u> | <u>9:00</u> | <u>AM</u> |
| 2. Planning Commission Work Session held: | <u>Tuesday, January 24, 2012</u> | | <u>7:30 PM</u> |
| 3. Planning Commission Public Hearing held: | <u>Tuesday, February 14, 2012</u> | | <u>7:30 PM</u> |
| 4. City Commission Public Hearing held: | <u>N/A</u> | | <u>7:00 PM</u> |

C. All meetings will be held at the Kentwood City Center, 4900 Breton Avenue, SE. The staff review session will be held at the Planning Department. All other meetings will be held in the City Commission Chambers.

D. The following neighborhood association will be notified of your proposal. You may want to contact their representative to solicit neighborhood concerns:

Neighborhood Association: _____

Representative: _____

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DEC 28 2011

GARDEN ANNEX

4130 Breton Avenue, SE

Project Description: The proposed project consists of the construction of a 4,000 sf building on the vacant property located at 4130 Breton Avenue. The building will be used as a medical clinic, with two users – one a pediatric office and the other a periodontist office. The property will be owned by Dr. David E. May, who also owns Breton Gardens which is immediately to the south of the subject property.

The property will be accessed via the existing drive entrance to Breton Gardens, which will be widened to allow for two exit lanes. The existing drive entrance on the north end of the subject parcel will be removed. A total of 39 new parking spaces are proposed for the site. It is estimated that the number of trips generated by this development will be between 10 and 12 during peak hours (which in most cases will likely be between 4 pm and 6 pm and between 1 pm and 1:30 pm).

The proposed building will have residential characteristics that will fit in with the surrounding area. Landscaping on the site will be preserved and enhanced.