

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

ORDINANCE NO. 637

AN ORDINANCE TO AMEND CHAPTER 90 OF THE HASTINGS CODE OF 1970, AS AMENDED, BY AMENDING THE FOLLOWING: ARTICLE 90-VII-D – NORTH RIDGE ESTATES CONDOMINIUMS PLANNED UNIT DEVELOPMENT, SECTIONS 90-730.20 (1), 90-730.21 (1), AND 90-730.22 (3)

THE CITY OF HASTINGS ORDAINS:

SECTION I.

Chapter 90 is hereby amended by amending Article 90-VII-D North Ridge Estates Condominiums Planned Unit Development, Section 90-730.20 (1), 90-730.21 (1), and 90-730.22 (3).

Sec 90-730.19 Amendment of Zoning Map

The zoning ordinance of the City of Hastings is hereby amended by rezoning the following described lands from PUD Planned Unit Development District to PUD Planned Unit Development District, in accordance with the final amended development plan of the North Ridge Estates Condominiums Planned Unit Development, subject to all of the terms and conditions of this division:

COM N 1/4 POST SEC 8 T3N R8W, TH S0°54'41"W 1509.27FT, TH N88°30'W 514FT TO POB; TH N88°30'W 434.25FT, TH 53.93FT ON LEFT CURVE RADIUS 354.46FT CHORD N17°38'29"W 53.88FT, TH N22°W 145.9FT, TH S68°W 66FT, TH N22°W 97.52FT, TH N88°30'W 480.78FT, TH N01°30'E 478.19FT, TH N88°59'33"W 43.07FT, TH N01°00'27"E 133.45FT, TH N13°17'15"W 68.11FT, TH N01°00'27"E 136.09FT, TH S88°46'18"E 1012.5FT, TH S0°54'41"W 340FT, TH S44°57'22"E 168.81FT, TH S0°54'41"W 550FT, TO POB. EX NORTH RIDGE ESTATES #3. 13.99 ACRES +/-.

General Location: Located along the east side of Calgary Drive and the north side of Briar Hill Drive and addressed as 1700 N. Jefferson Street Block. This parcel contains approximately 13.99 acres.

Sec 90-730.20 Development Plan

The rezoning of the above-described lands to the PUD Planned Unit Development District, in accordance with the final amended development plan of the North Ridge Estates Condominium Planned Unit Development ("the development"), is expressly subject to all the following terms and conditions:

1. Development plan. The North Ridge Estates Condominiums Planned Unit Development shall comply in all respects with the final amended PUD plan of the development. The

final development plan has a last revision date of March 23, 2026, as prepared by Pathfinder Engineering, Inc., and also includes the landscaping plan dated March 25, 2026, the application for planned unit development rezoning; the October 16, 2025, project summary narrative; and all other materials submitted with the application, except to the extent that any such materials may be inconsistent with this ordinance.

2. The final PUD plan of the development includes the conditionally approved preliminary site condominium plan.

Sec 90-730.21 Permitted Uses

1. The North Ridge Estates Condominiums PUD is approved for use as 18- 2-unit single family residential condominium with a total unit count of 36.

Sec 90-730.22 Development Requirements

1. Setbacks will conform to R-2 Single Family Residential District standards.
2. Unit sizes will range from 1,100 to 2,000 square feet.
3. Building width will be 68 feet.
4. Calgary Drive will be extended from the west and Briar Hill Drive will be extended from the south and will be subject to city public road construction standards. Sidewalks will be constructed on both sides of the Calgary and Briar Hill public road extensions subject to city sidewalk construction standards.
5. The stormwater management plan and utility system (sewer/water) proposal shall be subject to City review/approval, per the approval of the Planning Commission on December 1, 2025.
6. The location, description, use/occupancy and maintenance provisions for all general and limited common elements shall be provided in the master deed for the project and shall be subject to City review/approval.
7. The development will adhere to the 10% Open Space minimum requirement.

Sec 90-730.23 Findings

The city council hereby determines that the development complies with the provisions of the city zoning ordinance and promotes its intent and purpose. The council further finds that the development, upon construction and use in full compliance with all of the terms and provisions of this division and the city zoning ordinance, will be compatible with city master plan, adjacent uses of lands, the natural environment and the capacities of public services and facilities affected by the department. the city council further determines that the development will not have unreasonable economic impact on adjacent lands and will not change the essential character of the area.

SECTION II.

If any article, section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION III.

This ordinance shall become effective upon its adoption and publication as provided by City Charter.

Moved by Stenzelbarton, with support by Barlow, that Ordinance No. **637** be adopted as read.

YEAS: Barlow, Bergeron, Brehm, Devroy, McLean, Resseguie, Rocha, Stenzelbarton and Tossava

NAYS: None

ABSENT: None

Adoption Date: June 8, 2026
Effective Date: June 12, 2026
First Reading: May 26, 2026
Second Reading: June 8, 2026

CITY OF HASTINGS


By: Linda Perin
Hastings City Clerk

CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the City of Hastings, Michigan, does hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of Hastings, at a regular meeting of the City Council on the 8th day of June 2026, at which meeting a quorum was present and remained throughout, and that the original of said Ordinance is on file in the records of the City of Hastings. I further certify that the meeting was conducted, and public notice was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.

Dated:


Linda Perin
City Clerk