

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

ORDINANCE NO. 630

AN ORDINANCE TO AMEND CHAPTER 90 OF THE HASTINGS CODE OF 1970, AS AMENDED, BY ADDING THE FOLLOWING: ARTICLE 90-VII-8 – BACHMAN FIELDS PLANNED UNIT DEVELOPMENT, SECTION 90-721.

THE CITY OF HASTINGS ORDAINS:

SECTION I.

Chapter 90 is hereby amended by amending Article 90-VII-8 Bachman Fields Planned Unite Development, to add Sections 90-730 – 90-734.

Sec 90-730 Zoning Map

The zoning ordinance of the City of Hastings is hereby amended by rezoning the following described lands from the R1-A One-Family Residential District to the PUD Planned Unit Development District, in accordance with the final development plan of the Bachman Fields Planned Unit Development, subject to all of the terms and conditions of this division:

The NW 1/4 of the NE 1/4 of Section 8, T3N, R8W, City of Hastings, Barry County, Michigan, excepting therefrom the South 220 feet of the East 165 feet thereof, subject to an easement for public highway purposes for Bachman Road, and any other easements or restrictions of record split/combined on 01/13/2017 from 55-135-001-00.

General Location: Located along the west side of Bachman Road and addressed as 900 Bachman Road. This parcel contains approximately 38 acres.

Sec 90-731 Development Plan

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

1. Development plan. The Bachman Fields Planned Unit Development shall comply in all respects with the final PUD plan of the development. The final development plan has a last revision date of April 9, 2025, as prepared by Exxel Engineering, and also includes the site utility plan dated April 9, 2025; the site grading plan dated April 9, 2025; the landscape plan dated March 6, 2025; the application for planned unit development rezoning; the March 7, 2025 PUD project summary narrative; the sample portfolio of homes; 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 90-732 Permitted Uses

1. The Bachman Fields PUD is approved for use as a 119-unit single-family residential site condominium.
2. The development shall occur in four phases as detailed in the project summary narrative and illustrated on the final PUD plan.

Sec 90-733 Development Requirements

1. The modified lots sizes (6600 sq ft – 14,500 sq ft w/ 8290 avg lot size) and lot widths (60-75 ft) are approved as presented on the final PUD plan.
2. The modified setbacks (24 ft front setback, 20 ft rear setback, and 15/7.5 ft side setbacks) are approved as presented on the final PUD plan.
3. The connected pedestrian network consisting of concrete sidewalks along both sides of the streets and the open space 'walking paths' and 6 mid-block walkways are approved as presented on the final PUD plan.
4. The stormwater management plan, utility system (sewer/water) proposal and public street network shall be subject to City review/approval, per the approval of the Planning Commission on April 7, 2025.
5. 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.
6. All approved PUD design elements shall be applicable to the site condominium design

Sec 90-734 Approval Standards

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.

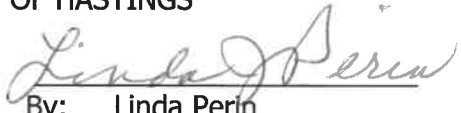
This ordinance shall become effective upon its adoption and publication as provided by City Charter.

Moved by Councilmember Stenzelbarton, with support by Councilmember Devroy, that Ordinance No. 630 be adopted as read.

YEAS: Barlow, Bergeron, Brehm, Devroy, Resseguie, Rocha, Stenzelbarton and Tossava
NAYS: None
ABSENT: McLean

Adoption Date: May 27, 2025
Effective Date: June 6, 2025
First Reading: May 12, 2025
Second Reading: May 27, 2025

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 24th day of March 2025, 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: May 27, 2025


Linda Perin
City Clerk