

PLANNED UNIT DEVELOPMENT APPLICATION



CHARTER TOWNSHIP OF GRAND BLANC
5371 S. SAGINAW STREET, PO BOX 1833
GRAND BLANC, MI 48480
810/424-2766

Please note: 15 copies of an Impact Assessment and a Traffic Impact Study along with this application and check for appropriate fees **MUST** be submitted at time of application

PUD# _____
Fee Paid _____
Date: _____
PID #: _____

TO BE COMPLETED BY APPLICANT (please type or print)

Name of Applicant: _____
Contact person: _____ Company Name: _____
Address: _____
City: _____ Zip: _____
Telephone: _____ Facsimile: _____ Email: _____
Applicant's Signature: _____

Applicant hereby consents to allow Township representatives access to property.

Name of Development: _____	
Legal Description: _____	
Location of Development: _____	
Type of Planned Unit Development:	Number of Acres: _____
Residential ()	Current Zoning: _____
Non-Residential ()	
Mixed ()	

<u>Engineer</u>	
Name:	_____
Address:	_____
City, State, Zip:	_____
Telephone:	_____
Facsimile:	_____
Email:	_____

<u>Architect</u>	
Name:	_____
Address:	_____
City, State, Zip:	_____
Telephone:	_____
Facsimile:	_____
Email:	_____

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ZONING ORDINANCE - ENGAGEMENT OF CONSULTANTS

Grand Blanc Township may engage consultants to assist in reviewing the site plan and exhibits, with the cost for such consultant review borne by the applicant. For any unpaid costs and any uncollected fees, a lien shall be placed against the parcel which is the subject of the site plan.

ARTICLE 3.1.19, SECTION B - QUALIFYING CONDITIONS

Planned unit developments may be allowed as an overlay of any zoning classification upon determination that all of the following criteria are met:

1. The planned unit development site shall be under the control of one owner or group of owners and shall be capable of being planned and developed as one integral unit.

2. The site size is a minimum of twenty (20) acres of contiguous land. A smaller area of property contiguous to an approved PUD may be reviewed for addition to that PUD under the major amendment provisions of this chapter.

3. If a commercial component is part of a residential development proposed on residentially zoned property, excluding accessory retail as discussed under Section 3.1.19.c.ii.a, then the minimum site size shall be 80 acres.

4. The site shall have significant natural or historic features which will be preserved through development under the PUD overlay standards, as determined by the Township Board, following review and recommendation by the Planning Commission; or the PUD will provide a complementary

mixture of uses, a variety of housing types or a design that preserves common open space, not possible under the requirements of the underlying zoning district.

- 5. The planned unit development will result in a Recognizable and Substantial Benefit to the ultimate users of the project and to the community, as demonstrated by the applicant, where such benefit would otherwise be unfeasible or unlikely to be achieved.

- 6. In relation to development permitted by the underlying zoning, the proposed type and density of use(s) shall not result in an unreasonable increase in traffic or the use of public services, facilities and utilities unless the Applicant proposes to construct adequate public improvements to mitigate the impact of additional demand on public facilities. In addition, the PUD shall not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants.

- 7. In relation to development permitted by the underlying zoning, the proposed development shall not result in an unreasonable negative impact upon surrounding properties.

- 8. For a PUD with a mixture of uses, the project shall be designed to achieve a synergistic relationship between the uses. The various uses shall be integrated with pedestrian and vehicular access systems and open spaces. For all PUD projects, site design elements should be developed in a consistent manner throughout the entire site (e.g. landscaping, signs, lighting, etc.).

- 9. The proposed development shall not have an adverse impact upon the Township's Master Plan and shall be consistent with the Master Plan's spirit and intent, as well as the spirit and intent of the Township's Zoning Ordinance.

ARTICLE 3 SECTION E – CONCEPTUAL PUD SUBMITTAL REQUIREMENTS

The purpose of the conceptual PUD review is to provide a mechanism whereby the applicant can obtain approval of the proposed project in concept and then prepare a final site plan and engineering documents. Submittal requirements for the PUD conceptual site plan review are listed below.

1. Current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land, such as an option or purchase agreement.
2. A completed application form, supplied by the Planning and Zoning Department, and an application fee. A separate escrow deposit may be required for administrative charges to review the PUD submittal.
3. Fifteen (15) copies of an Impact Assessment meeting the requirements of Article 6.5 and a Traffic Impact Study meeting the requirements of Section 6.6. Additional copies may be required for Township Board packets.
4. The Planning Commission, the Township Board, or the Planning Director may request that the applicant provide a market study demonstrating the market demand and feasibility of the proposed PUD project.
5. Sheet size of submittal drawings shall be at least 24 inches by 36 inches, with graphics at an engineer's scale. The applicant shall also submit a set of plans on 11" X 17" sheets, with at least one sheet in color, highlighting landscaped and open space areas.
6. Cover Sheet providing:
 - a. the applicant's name;
 - b. the name of the development;
 - c. the preparer's name and professional seal of architect, engineer, surveyor or landscape architect indicating license in the State of Michigan;
 - d. date of preparation and any revisions;
 - e. north arrow;
 - f. property lines and dimensions;
 - g. complete and current legal description and size of property in acres;
 - h. small location sketch of the subject site and area within one mile; and scale;
 - i. existing zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the PUD site;
 - j. lot lines and all structures on the property and within one-hundred (100) feet of the PUD property lines; and,

- k. Location of any access points on both sides of the street within three hundred (300) feet of the PUD site along streets where access to the PUD is proposed.
7. A Plan Sheet(s) labeled Existing Site Conditions, including: the locations of existing buildings and structures; rights-of-way and easements; significant natural and historical features; existing drainage patterns (by arrow); surface water bodies and floodplain areas; wetlands over two acres in size; the limits of major stands of trees; and a tree survey indicating the locations, species and caliper of all trees with a caliper over eight (8) inches, measured four feet above grade. The detailed tree survey may be delayed until final site plan review, if approved by the Township Board, following a review and a recommendation by the Planning Commission, if the applicant provides an outline of a tree preservation program. This sheet shall also illustrate existing topography of the entire site at two (2) foot contour intervals and a general description of grades within one hundred (100) feet of the site. A reduced copy of this sheet may be included in the Impact Assessment.
 8. A Conceptual PUD Site Plan Sheet including:
 - a. Conceptual layout of proposed land use, acreage allotted to each use, residential density overall and by underlying zoning district (calculations shall be provided for both overall and buildable acreage as described in Section 3.6.2.Y).
 - b. If the Conceptual PUD plan includes a request for a residential density bonus, the applicant shall submit a parallel plan illustrating the number of units that could be developed on the site under a conventional development scenario. The parallel plan shall be based upon the underlying zoning and must demonstrate that the density proposed for the PUD is consistent with the standards of Section 3.1.19.C of this Ordinance. If a parallel plan is required, there shall be a separate review fee charged in addition to the PUD review fee to cover the Township's cost of reviewing the parallel plan. All fees shall be established by resolution of the Township Board.
 - c. Building footprints, setbacks and spacing; lot sizes; structures, roadways, parking areas, drives, driveways, pedestrian paths, identification signs, and any existing structures to be removed.
 - d. General location and type of landscaping proposed (evergreen, deciduous, berm, etc.) noting existing trees over eight inches in caliper to be retained, and any woodlands that will be designated as "areas not to be disturbed" in development of the PUD.
 - e. A preliminary layout of contemplated storm water drainage, detention pond location, water supply and wastewater disposal systems, any public or private easements, and a note of any utility lines to be removed.
 - f. If all or part of the PUD project is expected to be a platted subdivision, the Conceptual PUD site plan shall also meet all the submittal requirements for a tentative preliminary plat, as described in the Township Subdivision Regulations.

- g. If a multi-phase Planned Unit Development is proposed, identification of the areas included in each phase and a demonstration that each phase shall meet the requirements of this Ordinance and the Township’s Subdivision Regulations. For residential uses, the number, type, and density of housing by phase shall be identified.
 - h. General list of anticipated deviations from applicable underlying Zoning Ordinance regulations that will be sought, and a concise statement indicating the approach proposed to ensure that any such deviations will achieve the objectives and intent of this Section.
9. A written narrative describing the recognizable and substantial public benefit to be provided to the project and the community as a whole as part of the proposed PUD Development Plan.

ARTICLE 3 SECTION D – PUD APPLICATION AND REVIEW PROCESS

All PUD applications shall follow a three-step review process including Pre-application Conference, Conceptual PUD Site Plan review and approval, and Final PUD Site Plan review and approval. If a rezoning of the subject site is required, the applicant may seek a rezoning concurrent with and contingent upon the application for Conceptual PUD Site Plan approval. Prior to the preparation of the PUD application, the developer shall participate in a Pre-application Conference. After the Pre-application Conference, the applicant shall submit a formal request for PUD approval along with a Conceptual PUD Site Plan for review by the Planning Commission. The Conceptual PUD Site Plan and the adoption of the PUD Overlay zoning district shall require the approval of the Township Board after the Planning Commission public hearing and recommendation. The Final PUD Site Plan shall be reviewed and approved by the Township Board.

- 1. **Date of Pre-application Conference** _____
- 2. **Date Conceptual PUD Application Received** _____
- 3. **Date of Planning Commission Initial Review** _____
- 4. **Date of Public Hearing** _____
- 5. **Township Board Review** _____
- 6. **Final PUD Site Plan** _____

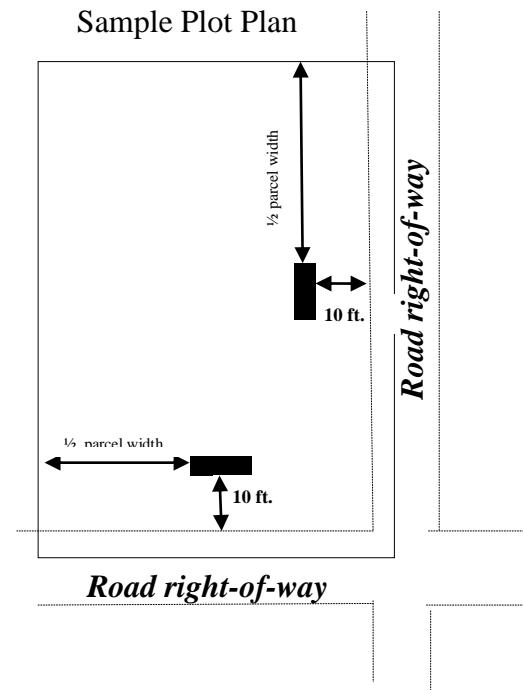
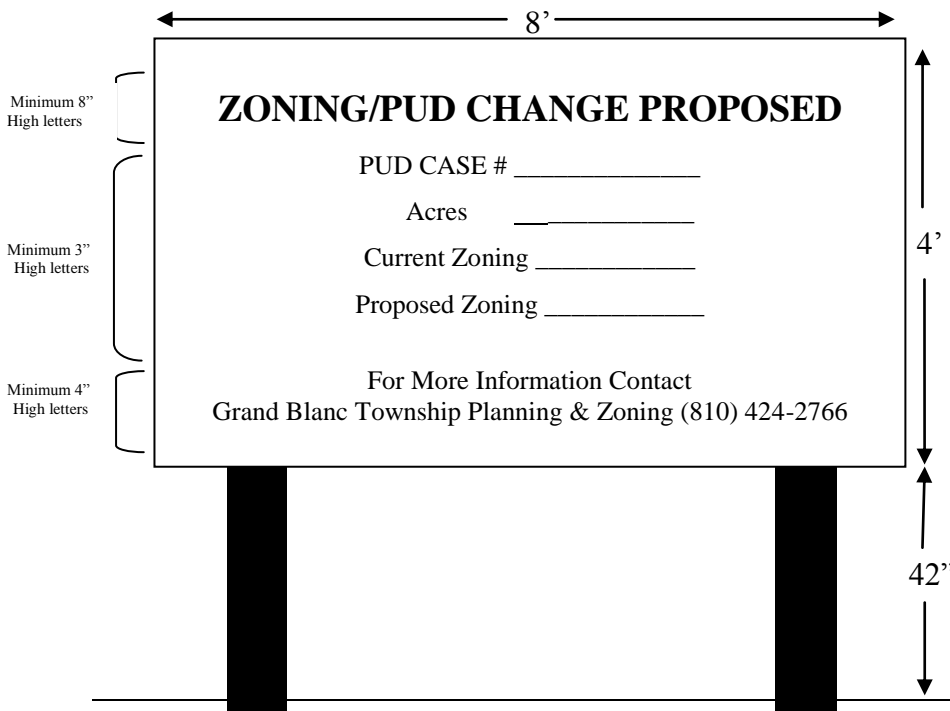
Sign Specifications

Whenever an application for rezoning/PUD is made, it shall be the responsibility of the applicant to prepare and erect a sign(s) announcing the rezoning request. The sign(s) shall comply with Article 7; Section 3.C of the Zoning Ordinance, including the following:

- 1. One (1) sign must be placed on the property proposed for rezoning/PUD and in full public view along all abutting street or road frontages. The sign(s) must be located along, no in, the right-of-way nearest to the midpoint of the property width, without obstructing the vision of motorists or pedestrians. *Note: If the property proposed for rezoning does not abut a street, the sign(s) shall be placed on any contiguous land owned by the petitioner(s) or owner(s) which*

does abut a street. If no contiguous property abutting a street is owned by the petitioner(s) or owner(s) of the property proposed for rezoning, the sign(s) shall be placed in location(s) on the property that the Zoning Administrator deems will best inform the public. If the Zoning Administrator determines that there is no location where a sign could be placed that would be visible to the public, the Zoning Administrator may waive the sign requirement.

2. The rezoning/PUD sign(s) must be placed on the property proposed for rezoning at least fifteen (15) days, but not more than thirty (30) days, prior to the Planning Commission’s public hearing on the rezoning request. The applicant must maintain the sign(s) and remove it within thirty (30) days of final action by the Township board, or seven (7) days after withdrawing the rezoning application.
3. Rezoning/PUD sign(s) shall measure four (4) feet vertical by eight (8) feet horizontal. The bottom of the sign(s) shall be installed 42 inches about the ground. The face of the sign(s) shall be an exterior plywood, aluminum, or similar material with black letters on a white background and shall include the following information: “ZONING CHANGE PROPOSED”; Zoning Case #; Acreage of subject property; Existing zoning classification; Proposed zoning classification; “For More Information Contact Grand Blanc Township Planning & Zoning (810) 424-2766”



Upon installation of the sign(s) and at least fifteen (15) days prior to the public hearing, the applicant must submit to the Planning Department a photograph of the erected sign(s) and a plot plan of the subject property that indicates the location of the rezoning sign(s).

Adopted by Resolution of the Township Board on the 14th day of September, 2006.