



APPLICATION COVER SHEET

Charter Township of Grand Blanc

Planning & Zoning Department

5371 S. Saginaw St.

Grand Blanc, MI 48480

Phone (810) 424-2766

This application cover sheet applies to all development review. Additional applications are required for Site Plan Review, Planned Unit Developments, Special Land Uses, Rezoning Requests, and Zoning Board of Appeals. **Taxes must be paid in full before processing application.**

Application # _____

I. APPLICANT (A completed Applicant Information Form must accompany this application.)

Applicant's Name _____

Address _____

City/Township _____ State _____ Zip _____

Phone _____ Email _____

II. PROPERTY INFORMATION

Property Address _____

General Location _____

Legal Description ATTACHED ON SITE PLAN

Property ID Number _____

Property size (acres & sq. ft.) _____ Frontage (feet) _____

Existing Zoning _____ Zoning of Surrounding Property _____

Proposed Use _____

Size of Proposed Structure (s) (square feet) _____

III. SITE PLAN INFORMATION

Site Plan Prepared By: _____

Contact Name: _____

Address _____

City/Township _____ State _____ Zip _____

Phone _____ Email _____

V. SIGNATURES (This application form must be signed by both the applicant and legal owner of the property.)

The undersigned deposes that the foregoing statements and answers and accompanied information are true and correct.

SIGNATURE OF APPLICANT

SIGNATURE OF LEGAL OWNER

(Print/type name of applicant)

(Print/type name of legal owner)

(Contact phone number of legal owner)



Application Form

PLANNED UNIT DEVELOPMENT

Charter Township of Grand Blanc

Planning & Zoning Department

5371 S. Saginaw St.
Grand Blanc, MI 48480
Phone (810) 424-2766

Application Requirements: Include responses to the following standards from Section 3.1.19. Provide additional details as appropriate.		Applicant Yes/No	Staff
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 five (5) acres of contiguous land. A smaller area of property contiguous to an approved PUD may be reviewed for addition to that PUD under the provisions of the zoning ordinance.		
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 of the zoning ordinance, then the minimum site size shall be 40 acres.		
4	The application shall identify the significant natural or historic features on the site, if any, 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 how 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 application shall demonstrate how PUD 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 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.		
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 Zoning Ordinance.		