



# CITY OF FENTON

301 South Leroy Street ♦ Fenton, Michigan 48430-2196 ♦ (810) 629-2261 ♦ FAX (810) 629-2004

## Planned Unit Development (PUD) Application

### 1. Identification

**Project Name** \_\_\_\_\_

**Applicant Name** \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_

Interest in the Property (e.g. fee simple, land option, etc.) \_\_\_\_\_

**Property Owner** (if other than applicant) \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_

### 2. Property Information

Property Street Address \_\_\_\_\_

Permanent Parcel Number \_\_\_\_\_

Legal Description of Property

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Zoning District \_\_\_\_\_

Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

Current Use(s) \_\_\_\_\_

Zoning District of Adjacent Properties to the:

North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_



**3. PUD Eligibility.** In order to qualify for PUD approval, the applicant must demonstrate in writing that each of the following criteria will be met by the proposed PUD in accordance with *Section 13.04 Qualifying Conditions*:

a. **Demonstrated Benefit.** The PUD shall provide two (2) or more of the following benefits not possible under the requirements of another zoning district, as determined by the Planning Commission:

- (1) Preservation of significant natural or historic features.
- (2) A complementary mixture of uses or a variety of housing types.
- (3) Common open space for passive or active recreational use.
- (4) Mitigation to offset community impacts.
- (5) Redevelopment of a nonconforming site where creative design can address unique site constraints.

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b. **Availability and Capacity of Public Services.** The proposed type and density of use shall not result in an unreasonable increase in the use of public services, public facilities, and utility capacities.

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c. **Compatibility with the Master Plan.** The proposed PUD shall be compatible with the overall goals and recommendations as proposed in the City of Fenton Master Plan.

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d. **Compatibility with the PUD Purpose.** The proposed PUD shall be consistent with the purpose of *Article 13* and spirit of this Ordinance.

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- e. **Development Impact.** The proposed PUD shall not impede the continued use or development of surrounding properties for uses that are permitted in this Ordinance.

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- f. **Unified Control of Property.** The proposed PUD shall be under single ownership or control such that there is a single entity having responsibility for completing the project in conformity with the PUD regulations. This provision shall not prohibit a transfer of ownership or control, provided that notice of such transfer is provided to the City.

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**4. PUD Site Plan Required Elements.** The site plan for the proposed PUD shall include all of the following information when required; plan sheets shall be at least 24 by 36 inches in size and graphics should be at an engineer’s scale of one inch equals twenty feet (1”=20’) for sites of 20 acres or less, and scale of one inch equals one hundred feet or less (1” = 100’) for sites over 20 acres:

<b>Preliminary PUD Site Plan (refer to Section 13.06.d.-j.)</b>	
<b>A. Cover Sheet (Section 13.06.e.)</b>	
Cover sheet providing:	<b>Completed</b>

Applicant’s name.

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Name of the development.

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Preparer’s name and professional seal of architect, engineer, surveyor, or landscape architect indicating license in the State of Michigan.

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Date of preparation and revision dates.

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Engineering scale and north arrow.

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Property lines and dimensions.

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Complete and current legal description of subject property, including total size of property in acres.

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Small location sketch of sufficient size and scale to determine the site’s location within the City.

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Zoning and current land use of applicant’s property and all abutting properties and of properties across and public or private street from the PUD site.

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Lot lines and all structures on the property within 100 feet of the PUD property lines.

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Location of any vehicle access points on both sides of the street within 100 feet of the PUD site along streets where vehicle access to the PUD is proposed.

<b>B. PUD Site Plan (Section 13.06.f.)</b> Plan sheet(s) indicating:	<b>Completed</b>
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Existing locations of all natural, historical, and architectural features, existing drainage patterns, surface water bodies, floodplain areas, MDEQ designated or regulated wetlands with documentation, non-regulated wetland areas greater than 2 acres in size and a tree survey indicating the location and diameter (measured 4 feet above grade) of "landmark" trees.

Existing and proposed topography at five-foot contour levels, with a general description of grades within 100 feet of the site

Dimensions of existing and proposed right-of-way lines, proposed access drives and parking areas, and existing and proposed pedestrian and/or bicycle paths

Existing buildings, utility services (with sizes), and any public or private easements, noting those which will remain and which are to be removed

Layout and typical dimensions of proposed lots, footprints and dimensions of proposed buildings and structures, with uses with the acreage allotted to each use. For residential developments, the number, type, and density of proposed housing units.

General location and type of landscaping proposed (evergreen, deciduous, berm, etc.) noting existing trees and landscaping to be retained.

Size, type, and location of proposed identification signs.

<b>C. Site Analysis (Section 13.06.g.)</b> Plan sheet(s) illustrating:	<b>Completed</b>
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A separate plan sheet indicating locations of significant natural, historical, and architectural features, including landmark trees, that will be designated as "areas not to be disturbed" and secured through installation of a snow fence or other fencing or police line during construction.

Indication of acreage of designated areas (to be located on same sheet(s)).

<b>D. PUD Development Agreement (Section 13.06.h.)</b> The following information is required <u>only as requested</u> if the Planning Commission deems necessary:	<b>Completed</b>
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A written PUD Development Agreement specifying all the terms and understandings of the PUD development as prescribed in *Section 13.08 Final PUD Site Plan Submittal Requirements* may be required when deemed necessary by the Planning Commission.

<b>E. Multi-Phased PUD (Section 13.06.i.)</b> The following information is required <u>only</u> if the proposed PUD involves multiple phasing:	<b>Completed</b>
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If a multi-phased PUD is proposed, identification of the areas included in each phase; for residential uses identify the number, type, and density of proposed housing units within each phase.



**F. Additional Information (Section 13.06.j)**

Any additional graphics or written materials **only as requested** by the Planning Commission or City Council to assist the City in determining the appropriateness of the PUD such as:

**Completed**

Aerial photography, market studies, impact on public primary and secondary schools and utilities. \_\_\_\_\_

Traffic impact using trip generation rates recognized by the Institute of Transportation Engineers (ITE) for an average day and peak hour of the affected roadways. \_\_\_\_\_

Impact on significant natural, historical, and architectural features and drainage. \_\_\_\_\_

Impact on the general area and adjacent property. \_\_\_\_\_

Description of how the property could be developed under the regulations of the underlying district. \_\_\_\_\_

Preliminary architectural sketches and estimated construction costs. \_\_\_\_\_

**Final PUD Site Plan Required Elements (refer to Section 13.08)**

**A. Preliminary Site Plan Information and Approval (Section 13.08.a.)**

The submission of all required information requested by the Planning Commission and/or City Council during preliminary review:

**Completed**

Date of Planning Commission recommendation of approval to City Council \_\_\_\_\_

List of conditions applicable to approval:

Date of City Council approval \_\_\_\_\_

List of conditions applicable to approval:

All information required for site plan submittal in accordance with *Section 16.05 Site Plan Submittal Requirements*. \_\_\_\_\_

**B. Additional Information (Section 13.08.b.)**

Any additional graphics or written materials **only as requested** by the Planning Commission or City Council to assist the City in determining the impacts of the proposed site plan such as:

**Completed**

Economic or market studies. \_\_\_\_\_

Impact on public utilities. \_\_\_\_\_



Traffic impacts. \_\_\_\_\_

Impact on significant natural, historical, and architectural features and drainage. \_\_\_\_\_

Impact on the general area and adjacent property. \_\_\_\_\_

Estimated construction cost. \_\_\_\_\_

<p><b>C. PUD Development Agreement (Section 13.08.c.)</b>          A proposed written Development Agreement specifying all the terms and understanding of the PUD development including:</p>	<b>Completed</b>
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A survey of the acreage comprising the proposed PUD. \_\_\_\_\_

All conditions upon which the PUD approval is based, with reference to the approved preliminary PUD plan and a description of all deviations from City regulations which have been requested and approved. \_\_\_\_\_

The manner of ownership of the developed land. \_\_\_\_\_

The manner of the ownership and of dedication or mechanism to protect any areas designated as common areas or open space. \_\_\_\_\_

Provisions assuring that those open space areas shown on the plan for use by the public or residents of the development will be or have been irrevocably committed for that purpose; the City may require conveyances or other documents to be placed in escrow to accomplish this. \_\_\_\_\_

Satisfactory provisions have been made to provide for the future financing of any improvements shown on the plan for site improvements, open space areas, and common areas which are to be included within the development and that maintenance of such improvements is assured by a means satisfactory to the City Council. \_\_\_\_\_

The cost of installing and maintaining all streets and the necessary utilities has been assured by a means satisfactory to the City Council. \_\_\_\_\_

Provisions to ensure adequate protection of natural features and assurance for replacement of any trees and woodlands. \_\_\_\_\_

Any other concerns raised by the Planning Commission or City Council regarding the construction and maintenance of the PUD. \_\_\_\_\_

The preliminary PUD plan shall be incorporated by reference and attached as an exhibit. \_\_\_\_\_

<p><b>D. PUD Design Guidelines Specific to the PUD (Section 13.08.d.)</b>          A written draft of provisions specific to the PUD development including:</p>	<b>Completed</b>
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Provision for site layout, access, vehicular and pedestrian circulation, parking, screening, building design and architecture, landscaping, open space, lighting, and signage. \_\_\_\_\_

The Design Guidelines shall also include any variations to the dimensional standards of this Ordinance, such as density, lot sizes, setbacks, height limits, required facilities, buffers, open space, permitted sign area, and other similar dimensional standards. \_\_\_\_\_



