



**PLANNED UNIT DEVELOPMENT REVIEW APPLICATION**

**City of Taylor**

23555 Goddard Road – Taylor, Michigan 48180 – Telephone (734) 374-1572  
Fax (734) 374-2732

**Instructions:**

When this completed application is filed in conjunction with the subdivision plat, it will serve to initiate processing of the plans in accordance with the review procedures described in the Zoning Ordinance or Subdivision Control Ordinance. Please review those Ordinances before submitting this application to assure compliance with the various provisions. Be sure to complete each applicable section of this application. Incomplete applications will delay the review process.

**General Information:**

Name of proposed development: \_\_\_\_\_  
Site Location: Land is located (circle one) N S E W of \_\_\_\_\_ Road  
Between \_\_\_\_\_ Roads  
Parcel(s) tax I.D. number(s): \_\_\_\_\_  
Net acreage of site: \_\_\_\_\_ Current Site Zoning: \_\_\_\_\_

**Current Property Owner Information:**

Name: \_\_\_\_\_  
Street: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_ Cell: \_\_\_\_\_  
Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Development Company Information:**

Name: \_\_\_\_\_  
Street: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_ Cell: \_\_\_\_\_  
Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Project Representative Information:**

Name: \_\_\_\_\_  
Street: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_ Cell: \_\_\_\_\_  
Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Project Value:**

Land: \$ \_\_\_\_\_  
Structure: \$ \_\_\_\_\_  
Improvements: \$ \_\_\_\_\_  
Total: \$ \_\_\_\_\_  
Number of Lots \_\_\_\_\_

**Type of Review**

- P.U.D. Concept Plan Review
- P.U.D. Preliminary Plan Review
- P.U.D. Final Plan Review

Case Number: \_\_\_\_\_ Date Received: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Receipt Number: \_\_\_\_\_

**Other Restrictions:**

Legally binding development constraints such as planned unit development agreements, deed restrictions, or court rulings may limit the development capability for your site. It is your responsibility to be aware of such restrictions. Our review of your proposal is intended to assure compliance with governmental regulations inclusive of any binding legal agreements where the City is a signatory.

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### **P.U.D. Plan Requirements:**

#### **A. CONCEPT PLAN:**

The concept plan of the proposed development must be drawn to scale and include the following:

- (a) A general location map.
- (b) A map indicating the zoning designation(s) of the property proposed for the PUD.
- (c) The vehicular circulation system proposed for the PUD.
- (d) The location of existing public and private streets adjacent to the proposed PUD with an indication of how they will connect with the proposed circulation system for the new development.
- (e) General locations and approximate size of any wetland areas (regulated or non-regulated), significant woodlands, unusual slopes, streams and water drainage areas.
- (f) The general layout of dwelling units, non-residential buildings, parking, open space and recreation areas.
- (g) Locations for landscape screening along the perimeter of the proposed PUD.
- (h) A general description of the proposed sewage treatment and water supply systems and the proposed storm water drainage system.

A written description of how the proposed PUD will result in recognizable and substantial benefits to the residents, users, visitors, adjacent neighbors, and the City overall that would not be available under the existing underlying zoning classification is also required.

#### **B. PRELIMINARY PLAN:**

- (1) The name, signature, and address of the owner of the subject property; a statement of the applicant's interest in the subject property if not the owner in fee simple title, and proof of consent from the property owner.
- (2) Application and other required fees.
- (3) A preliminary PUD site plan providing the following information:
  - a. Cover sheet providing: the applicant's name, the name of the development, the preparer's name and professional seal of preparer, date of preparation and any revisions, north arrow, property lines and dimensions, legal description, size of property in acres, small location sketch, zoning and current land use of site and all abutting properties.
  - b. An existing site conditions sheet providing:
    1. Lot lines and all structures on the property and within one hundred (100) feet of the site,
    2. Rights-of-way and easements, access points on both sides of the street within two hundred (200) feet of the site,
    3. Topography of the entire site at two (2) foot contour intervals, significant natural, and historical features, existing drainage patterns, surface water bodies, floodplain areas, wetlands and woodlands.
  - c. A site plan sheet providing:
    1. Conceptual layout of proposed land use, acreage allotted to each use, residential density, lot sizes, building footprints, structures, setbacks and building spacing.
    2. Proposed right-of-way, streets, driveways, parking areas, loading areas and non-motorized pathways.
    3. General location and type of landscaping proposed noting existing trees over eight (8) inches in caliper to be retained, and any woodlands that will be designated as "areas not to be disturbed" in development of the PUD.
    4. A preliminary layout of contemplated storm water drainage, detention pond location, water supply and wastewater disposal systems, connection points to existing utilities, concepts for layout, size, and phasing of utilities, any public or private easements and a note of any utility lines to be relocated.
    5. Open space areas and locations for recreational facilities, including calculations to demonstrate compliance with minimum open space requirements.
    6. If a multi-phase PUD is proposed, identification of the areas included in each phase. For residential uses identify the number, type, and density proposed by phase.
  - d. Conceptual elevation drawings of all non-residential buildings and typical elevations for residential buildings.
- (4) A table shall be provided on the site plan that specifically details any requested deviations from the applicable district regulations. The table shall identify the ordinance provisions from which deviations are sought, the reasons the deviations are necessary and mechanisms to be utilized to minimize any impacts.
- (5) Sufficient documentation, in the form of written development and design standards and supporting graphics, to ensure that the design of the individual elements of the proposed PUD will be designed in a cohesive and compatible manner, and consistent with the City's desire to establish and maintain a high level of quality design.

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- (6) A written statement explaining in detail the full intent of the applicant, indicating the type and number of dwelling units planned, estimated population, expected number of elementary school children, and supporting documentation such as, but not limited to, soil surveys, market studies, and scheduling of the development.
- (7) A draft PUD agreement meeting the requirements of *Section 22.09 PUD Review Procedures*.
- (8) The planning commission shall have the authority to require other studies and materials be submitted to confirm compliance with the standards of this article including, but not limited to, traffic impact studies, market studies, environmental assessments or utility capacity analysis.

**C. FINAL PUD SITE PLAN REQUIREMENTS**

Final PUD site plans shall contain all of the information required for site plan approval in *Article 19 Site Plan Review*. For condominium projects the final PUD site plan shall also include all information required under *Article 23 Condominiums*. For subdivision plats and site condominiums, the final PUD site plan shall comply with the final preliminary plat requirements of the City's Subdivision Regulations.

**PLEASE NOTE – ALL BUILDING MATERIALS MUST BE LABELED WITH PROJECT NAME AND/OR CASE NUMBER & SUBMITTED TO THE PLANNING DEPARTMENT ALONG WITH YOUR SITE PLAN**

<u>Concept Plan Review Fee</u> \$3,000.00 + 65.00 per Acre \$3,000.00 + 65.00 per Lot	<u>Preliminary Plan Review Fee</u> \$1,500.00	<u>Final Plan Review Fee</u> \$500.00
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**Application Signature:**

The project representative indicated above must sign this application. All correspondence and notices regarding the plans will be transmitted to the project representative. By signing this application, the project representative is indicating that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of his or her knowledge. This application is not valid unless it is accompanied by a review fee in accordance with the fee schedule as adopted by the City Council and a complete site plan as described in Article 22.00 of the Zoning Ordinance.

Project Representative's Printed Name: \_\_\_\_\_

Project Representative's Signature: \_\_\_\_\_

**AFFIDAVIT OF PETITIONER**

**STATE OF MICHIGAN )**  
**COUNTY OF WAYNE )**

The undersigned Petitioner, being duly sworn, deposes and says that the statements and information herewith submitted are true and correct to the best of his/ her knowledge, information and belief; further, that s/he is authorized to submit this Petition.

Printed Name of Petitioner \_\_\_\_\_  
 Signature of Petitioner \_\_\_\_\_  
 Interest in Property \_\_\_\_\_  
 Firm \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_  
 Cell: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_

Notary Public, Wayne County, Michigan  
 My Commission Expires: \_\_\_\_\_