

ARTICLE 12
PLANNED UNIT DEVELOPMENT DISTRICTS (PUDS)

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Sec. 12-01 Intent

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(a) The intent of this Article is to permit the coordinated development on larger sites, protect significant natural features present which the property owner and Township wish to preserve, to provide the opportunity to mix compatible uses or residential types, or allow clustering of residential units to preserve common open space and natural features.

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(b) The PUD standards are provided to:

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(1) Permit flexibility in the regulation of land development allowing for higher quality of design through innovation in land use, variety in design, layout, and type of structures constructed.

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(2) Ensure compatibility of design and function between neighboring properties.

(3) Protect and preserve natural resources, natural features, open space, and historical or significant architectural features.

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(4) Promote efficient provision of public services, utilities and transportation facilities.

(5) Provide convenient vehicular access throughout the development and minimizing adverse traffic impacts.

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(6) Provide complete non-motorized circulation to, from, and within developments.

(7) Provide adequate housing and employment.

(8) Encourage development of convenient recreational facilities as an integral part of residential developments.

(9) Ensure various land uses and building bulk will relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another.

5 (10) Encourage development that is consistent with the goals stated within the Township's Master Plan.

(11) Eliminate or reduce the degree of nonconforming uses or structures.

10 (c) These PUD regulations are not intended to be used for circumventing the more specific standards in the Zoning Ordinance, or the planning upon which the standards are based. Rather, these provisions are intended to result in development which is substantially consistent with the zoning standards as generally applied to the proposed uses, but with specific modifications to the
15 general standards that, in the judgment of the Township, assure a superior quality of development. If this improved quality is not clearly apparent upon Township review, a site shall not qualify for the modifications allowable under this Article.

20 **Sec. 12-02 Eligibility Criteria**

To be eligible for PUD approval, the applicant must demonstrate that each of the following criteria will be met:

25 (a) **Demonstrated Benefit.** The PUD shall provide one (1) or more of the following benefits not possible under the requirements of another zoning district, as determined by the Planning Commission:

30 (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.

35 (4) Mitigation to offset community impacts.

(5) Redevelopment of a nonconforming site where creative design can address unique site constraints.

(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.

5 (c) **Compatibility with the Master Plan.** The proposed development shall not have an adverse impact on future development as proposed in the Master Plan of the Township.

10 (d) **Compatibility with the Planned Unit Development Intent.** The proposed development shall be consistent with the intent and spirit of this Ordinance.

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

20 (f) **Unified Control of Property.** The proposed development 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 Township Clerk.

Sec. 12-03 Types of PUDs

25 A property meeting the eligibility criteria may be rezoned to a PUD District, based on the requirements shown in Table 12-03 and appropriate requirements contained elsewhere in this Ordinance. The Township's Master Plan is the basis for which type of PUD is appropriate in specific areas in the Township.

30 The PUD rezoning shall be concurrent with the approval of a PUD Conceptual Plan. Any changes to the underlying/pre-PUD zoning designation may be done concurrently with the PUD rezoning where such rezoning would be in accordance with the Township's Master Plan. The PUD designation shall be noted in the application and on the Official Zoning Map upon approval.

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Table 12-03 Types of PUDs			
PUD District Name	Locations Allowed	Permitted Uses – The Planning Commission shall establish a list of permitted uses as part of the PUD agreement, based upon the following:	Requirements
Residential Open Space PUD	Permitted only where the pre-PUD underlying zoning is residential or where the Master Plan designates a site as residential.	Open space residential projects may be permitted with recreational uses. Residential types permitted in the pre-PUD zoning district shall be permitted with additional uses as provided for herein.	Sec. 12-04
Mixed Use PUD	Permitted only where the pre-PUD underlying zoning is business or office or where the Master Plan designates a site as “Mixed Use Corridor” or “Planned Unit Development.”	A mixture of residential, commercial, office, recreational & open space uses shall be permitted based upon the zoning/ land use designation of each PUD component.	Sec. 12-05
Commercial PUD	Permitted only where the pre-PUD underlying zoning is business or where the Master Plan designates a site as commercial.	A mixture of public, office, commercial, light industrial, recreational & open space uses shall be permitted, subject to the limitations herein.	Sec. 12-06
Industrial PUD	Permitted only where the pre-PUD underlying zoning is industrial or where the Master Plan designates a site as industrial.	Uses permitted in the Light Industrial & Office Service Districts shall be permitted where integrated into an office/research/ light industrial park setting.	Sec. 12-07

Sec. 12-04 Residential Open Space PUD

(a) **Uses.** Residential uses, as regulated in this Section, shall be allowed in a Residential Open Space PUD.

(b) **Residential Density.** The density of dwelling units within the Residential Open Space PUD shall be based upon the underlying/pre-PUD zoning district. The number of dwelling units allowed within a Residential Open Space PUD site shall be determined in the following manner:

The applicant shall prepare, and present to the Planning Commission for review, a parallel design plan showing the number of lots that could be developed on the site under the pre-PUD zoning district. The layout of the parallel plan shall comply with State and Township requirements and design criteria for a tentative preliminary plat, fully consistent with Public Act 288 of 1967 (Land Division Act), as amended and the Township subdivision control regulations. This design shall include all information that would be required for a tentative preliminary plat. The Planning Commission shall review the

design and determine the number of lots that could be feasibly constructed following the parallel design. This number, as determined by the Planning Commission review, shall become the maximum number of dwelling units allowable within the Residential Open Space Planned Unit Development site. A density bonus may be granted by the Planning Commission as follows:

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Table 12-04 Schedule of Density Bonuses	
Connection to Public Utilities	Density Bonus Percentage
Connection to neither public sewer nor public water	10%
Connection to either public sewer or public water	20%
Connection to both public sewer and public water	30% (1)
(1) In R-3 and R-4 districts, the above density bonus for both public sewer and water shall not be permitted; however the reduced minimum lot area as described in <i>Section 3-03(b)(3)</i> may be used in the preparation of the parallel plan.	

(c) **Dimensional Requirements.** Once the density has been established, the allowable number of dwelling units may be clustered with lot areas and widths reduced below the minimum requirement of the pre-PUD underlying zoning district, provided that the open space within the development equals or exceeds the total area of lot area reduction.

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(d) **Open Space.** All land within a development that is not devoted to a residential unit or road right-of-way shall be set aside as common land for neighborhood use, recreation, conservation, or agriculture. A Residential Open Space PUD shall maintain a minimum of fifty percent (50%) percent of the gross area of the site as dedicated open space held in common ownership. Open space shall be provided along the exterior public roads with a depth of at least one hundred (100) feet, either landscaped or preserved in a natural wooded condition.

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(e) **Townhouses.** Where the pre-PUD underlying zoning is RM-1, multiple family dwelling units shall be permitted meeting the density and design standards of this Ordinance. Where the pre-PUD underlying zoning is single family residential, up to forty percent (40%) of the dwelling units may be townhouses, provided the remaining dwelling units (at least sixty percent (60%)) shall be detached single-family residential. The townhouses shall be located to minimize impacts from existing abutting single family residential neighborhoods.

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(f) **Design Standards.** The PUD shall be in accordance with the design standards in *Section 12-08*.

Sec. 12-05 Mixed Use PUD

5 (a) **Uses.** A mixed use PUD shall include a mixture of uses that are considered by
the Planning Commission to be consistent with the Master Plan. A concept
plan shall be prepared for the PUD that divides the PUD into components for
various uses. Each use component of the PUD shall be designated with a
specific corresponding zoning district (e.g. RM-1, B-1, etc.), which shall
provide the basis for determining the uses permitted, dimensional standards,
and density. The Planning Commission shall determine the appropriate
10 mixture of uses and how much of the PUD land area shall be occupied by
residential uses, nonresidential uses, recreational area, or open space. The
Planning Commission shall make this determination based upon the concept
plan's ability to provide an integrated mixture of uses, maintain compatibility
with surrounding uses, meet the intent of *Section 12-01*, and eligibility criteria
15 of *Section 12-02*. The list of permitted uses shall be established by the
Planning Commission in the PUD agreement.

20 (b) **Residential Density.** The residential density shall be based upon the zoning
district designation on the PUD concept plan. A density bonus of up to ten
percent (10%) may be granted by the Planning Commission for sites served by
both public sewer and water.

25 (c) **Dimensional Requirements.** All area and bulk dimensional standards shall
comply with that of the respective underlying zoning district. To encourage
flexibility and creativity consistent with the intent of the PUD, the Planning
Commission may permit specific departures from the requirements of this
Ordinance as a part of the approval process. Any regulatory modification
shall be approved through a finding by the Planning Commission that the
deviation shall result in a higher quality of development than would be
30 possible using conventional zoning standards.

35 (d) **Open Space.** A minimum of twenty-five percent (25%) of the site shall be
common open space. Such open space shall be dispersed throughout the site
and linked through greenway or pedestrian corridors or located along road
frontages. Parking lot landscaping and greenbelts required by *Section 14-02*
shall not count towards meeting the twenty-five percent (25%) open space
requirement.

5 (e) **Parking.** To encourage a true integration of mixed uses and improved efficiency in land use, the Planning Commission may permit the overlap in parking requirements between uses that have alternating peak-parking demands or where the mixture of uses on a site would result in multi-purpose trips. Approval for the parking reduction shall be based upon documentation submitted by the applicant indicating the types of uses, intensity and characteristics of the parking demands for such uses.

10 (f) **Design Standards.** The PUD shall be in accordance with the design standards in *Section 12-08*.

Sec. 12-06 Commercial PUD

15 (a) **Uses.** A maximum of sixty percent (60%) of the site, exclusive of public rights of way, may contain retail commercial uses such as shopping centers or freestanding retail/department stores including areas required for setbacks, storm water, and parking associated with such uses. The remainder of the site shall include open space, office, research, and development, lodging, restaurants, recreation, or entertainment related uses. The list of permitted
20 uses shall be established by the Planning Commission in the PUD agreement.

25 (b) **Dimensional Requirements.** All area and bulk dimensional standards shall comply with that of the respective underlying zoning district. To encourage flexibility and creativity consistent with the intent of the PUD, the Planning Commission may permit specific departures from the requirements of this Ordinance as a part of the approval process. Any regulatory modification shall be approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards.
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35 (c) **Open Space.** Sites two (2) acres and greater shall have a minimum fifteen (15%) percent of the site as open space. Sites less than two (2) acres shall have a minimum ten percent (10%) of the site as open space. Such open space may be dispersed throughout the site. The open space shall constitute one or more of the following: undisturbed areas of key natural features, landscaped open space or pedestrian plaza areas that include outdoor seating and gathering areas.

(d) **Design Standards.** The PUD shall be in accordance with the design standards in *Section 12-08*.

(Ord. # 246, 12/25/09)

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Sec. 12-07 Industrial PUD

(a) **Uses.** OS Office Service District permitted and special land uses, and I-1 Light Industrial permitted uses shall be allowed in an Industrial PUD.

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(b) **Dimensional Requirements.** All buildings, structures, accessory structures and parking areas shall meet the minimum setback standards of the I-1 Light Industrial District shall be met for the perimeter of the PUD. Dimensional standards for interior setbacks and building height shall be approved by the Planning Commission through the PUD agreement. There shall be a one hundred (100) foot deep open space greenbelt along the exterior public roads and any adjoining Residential District, either landscaped or preserved in a natural wooded condition.

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(c) **Open Space.** A minimum twenty-five percent (25%) of the site shall be open space. Such open space shall be dispersed throughout the site and linked through pedestrian corridors. The open space shall constitute one or more of the following: undisturbed areas of key natural features, landscaped open space or pedestrian plaza areas that include outdoor seating and gathering areas.

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(d) **Design Standards.** The PUD shall be in accordance with the standards in *Section 12-08*. In addition, all buildings shall utilize high quality architecture and landscaping that create a research and office-park environment with primary use of masonry material, such as brick, stone or split face block, and glass on buildings and landscaping along internal roadways and around the perimeter of the PUD. Metal paneling and plain concrete masonry units shall constitute no more than twenty-five percent (25%) of the facades of buildings visible from the internal roadway or any adjoining public roadway.

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Sec. 12-08 PUD Design Standards

In addition to the standards for specific types of PUDs above, all PUDs shall meet the following standards:

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5 (a) **Regulatory Flexibility.** The setback requirements of the pre-PUD zoning district shall be used as guidelines for the PUD. To encourage flexibility and creativity consistent with the intent of the PUD regulations, the Township may permit specific departures from the requirements of the Zoning Ordinance. A table shall be provided on the site plan that lists all deviations and regulatory modifications. Deviations shall only be approved through a finding by the Planning Commission that the deviation will result in a higher quality of development than would be possible using conventional zoning standards. Only those deviations consistent with the intent of this Article shall be considered.

(b) **Open Space Requirements**

15 (1) **Common Open Space.** All land within a development that is not devoted to a residential unit or road right-of-way shall be set aside as common land for neighborhood use, recreation, conservation, or agriculture.

20 (2) **Areas Not Considered Open Space.** The following land areas are not included as dedicated open space for the purposes of meeting minimum open space requirements:

- 25 a. Area proposed as single family residential or site condominium lots.
- 30 b. Area proposed to be occupied by multiple family dwellings, including the minimum required setbacks around buildings.
- 35 c. Any area proposed for an office, commercial, or industrial land use.
- 40 d. The area of any road right-of-way or private road easement.
- e. Any submerged land area of a pond, lake or stream. Protected wetlands and stormwater basins designed to appear and function similar to a natural wetland may be counted for up to fifty percent (50%) of the minimum required open space.
- f. Golf courses.
- g. Parking and loading areas, including landscaped islands, except those exclusively associated with a recreation facility or common open space area.

h. Any other undeveloped areas not specifically addressed in this Article, but determined by the Planning Commission to inadequately meet the intent and standards for open space.

5 (3) **Open Space Location.** Common open space shall be planned in locations visible and accessible to all in the development. The common open space may either be centrally located, located to preserve natural features, located to buffer adjacent farmland, or located to connect open spaces throughout the development, provided the following areas shall be included within the open space area:

10 a. Open space shall be situated to maximize the preservation of any existing site woodlands.

15 b. A minimum one hundred (100) foot wide undisturbed open space setback shall be maintained from the edge of any stream or natural lake and fifty (50) feet from the edge of any wetland; provided that the Planning Commission may permit trails, boardwalks, observation platforms, or other similar structures that enhance passive enjoyment of the site's natural amenities within the setback. Docks may be permitted in accordance with *Section 13-07*.

20 c. Where adjacent land includes open space, public land or existing or planned bike paths, open space connections shall be provided between the site and adjacent open space. Trails between adjoining open space development shall be constructed to allow future interconnection between neighborhoods.

25 d. Where a site is located within the Natural Features Overlay District, the natural features protection areas shall be included in the PUD's open space.

30 (4) **Open Space Protection.** The dedicated open space shall be set aside in perpetuity by the developer through a conservation easement that is found acceptable to the Township. The conservation easement shall assure that the open space will be protected from all forms of development, except as shown on an approved site plan, and shall never be changed to another use. The conservation easement shall provide the following:

- a. Allowable use(s) of the dedicated open space shall be indicated. The Township may require the inclusion of open space restrictions that prohibit the following:
- 5 1. Dumping or storing of any material or refuse.
2. Activity that may cause risk of soil erosion or threaten any living plant material.
- 10 3. Cutting or removal of live plant material except for removal of dying or diseased vegetation.
4. Use of motorized off road vehicles.
- 15 5. Cutting, filling, or removal of vegetation from wetland areas.
6. Use of pesticides, herbicides, or fertilizers within or adjacent to wetlands.
- 20 b. Require that the dedicated open space shall be maintained by parties who have an ownership interest in the open space. Requirements for scheduled maintenance of the open space shall be provided. The conservation easement shall provide for maintenance to be undertaken
- 25 by the Township in the event that the open space is not adequately maintained, or is determined by the Township to be a public nuisance, with the assessment of costs upon the owners of the open space.
- 30 c. The dedicated open space shall forever remain open space, subject only to uses approved by the Planning Commission on the approved site plan. Further subdivision of open space land or its use for other than recreation, conservation or agricultural purposes, except for easements for utilities and septic systems, shall be strictly prohibited. Any change in use of the open space from what is shown on the
- 35 approved site plan shall require Township Board approval, based upon a recommendation by the Planning Commission, and shall not diminish compliance with the requirements of this Article.
- d. Nothing herein shall prevent the conveyance of open space to a public agency or other non-profit entity for recreational or conservation use.

5 (c) **Natural Features**

(1) **Limits of Tree Clearing.** The development shall be designed to preserve natural resources. The limits of tree clearing and grading shall be clearly shown on the preliminary site plan or plat.

10 (2) **Animal or Plant Habitats.** If animal or plant habitats that are characteristic of pre-settlement habitat exist on the site, as determined through an environmental impact assessment prepared under *Article 10*, the Planning Commission, as a condition of approval, may require that the
15 site plan preserve these areas in a natural state and adequately protect them as nature preserves or limited access areas.

(d) **Landscaping.** The following landscaping requirements shall be met in addition to other landscaping requirements contained in *Section 14-02*:

20 (1) **Street Trees.** Both sides of all internal roads shall be landscaped with street trees. One (1) canopy tree shall be provided on each side for every forty (40) feet of road. Existing trees preserved within ten (10) feet of the road right-of-way or easement may be credited towards meeting this
25 requirement.

(2) **Stormwater Detention Basins.** All basins and stormwater management facilities shall be designed to fit into the natural landscape and provide a natural appearance. Landscaping shall be provided around the perimeter
30 of the basin to create the appearance of a natural pond or wetland. Landscaping shall include a combination of canopy trees, shrubs, and grasses that are adapted to saturated soil conditions. Canopy trees may be dispersed around the perimeter, but should provide greater clusters in locations that will provide shade and minimize the heating effect of the sun on the stormwater detention basin. Stormwater detention basins shall
35 be designed with shallow side slopes that do not require security fencing. For ponds not dedicated to the county drain commission, the development agreement shall provide for long term maintenance of the stormwater detention pond by the homeowners association.

(3) **Parking Lots.** Site design and landscaping shall diminish the prominence of parking lots as viewed from public roads.

5 (e) **Driveway Access and Circulation.** Any non-residential use in a PUD must meet the following standards:

10 (1) Access shall be limited to one (1) major entrance along any arterial road, excluding an entrance designed solely for truck traffic. Additional access points shall only be considered if spaced at least five hundred (500) feet apart and a traffic impact study demonstrates overall traffic operations and safety will be improved.

15 (2) Main access points shall be spaced from existing signalized intersections to ensure proper spacing and progression if the main access point is signalized in the future in accordance with *Section 16-05*.

20 (3) The site design shall direct traffic flow to use the main access points. Stacking or queuing depth at site access points shall be sufficient to accommodate expected peak hour volumes without conflict to inbound or internal circulation. Internal service drives shall provide circulation between all uses.

25 (4) Additional right-of-way shall be provided to accommodate improvements to the existing arterial roadway system that are planned or required to mitigate traffic associated with the PUD.

(f) **Design Standards**

30 (1) **PUD Design Standards.** Signs, lighting, landscaping, building architecture and materials, and other features of the project, shall be designed to achieve an integrated and controlled development, consistent with the character of the community, surrounding development or developments, and natural features of the area. The Planning Commission may require a consistent type of pedestrian scale ornamental lighting along
35 all roads and sidewalks and within any off-street parking lots. Residential entrance signs and commercial signs shall be approved as part of the final plan.

(2) **Mixed Use PUD and Commercial PUD.** Pedestrian gathering and seating plazas, greenways, and tree lined drives shall be provided to break-up parking lots and other paved areas of the site to provide an inviting pedestrian environment, protect the pedestrian from vehicular circulation, and improve traffic operations and views. Other site amenities to create a pedestrian scale environment shall be provided such as bike racks, benches, information kiosks, art, planters, or streetscape elements to separate main buildings from the parking lots.

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10 (Ord. #243, 8/1/08)

Sec. 12-09 Development Agreement

The applicant shall submit an Agreement stating the conditions upon which approval is based, for review and approval by the Township. The Agreement, after review by the Planning Commission and approval by the Township Board, shall be entered into between the Township and the applicant and be recorded with the County Register of Deeds. Approval shall be effective upon recording. At a minimum, the Agreement shall provide:

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(a) A survey of the acreage comprising the proposed development.

(b) The manner of ownership of the developed land.

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(c) Provisions requiring future connection to both public sewer and water when it becomes available if not currently offered.

(d) The manner of the ownership and of dedication or mechanism to protect any areas designated as common areas or open space.

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(e) Provision 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 Township may require conveyances or other documents to accomplish this.

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(f) 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

Township Board. The Township may require a performance guarantee to accomplish this.

(g) Provisions to ensure adequate protection of natural features.

(h) The preliminary site plan shall be incorporated by reference and attached as an exhibit.

Sec. 12-10 PUD Approval Process

(a) **Pre-Application Workshop.** An optional pre-application workshop with the Planning Commission may be requested by the applicant to discuss the appropriateness of a PUD concept, solicit feedback and receive requests for additional materials supporting the proposal. An applicant desiring a workshop shall request placement on the Planning Commission agenda.

(b) **Application.** The applicant shall prepare and submit to the Township Planner a request for rezoning to the appropriate PUD designation, including copies as determined by the Township Planner of all conceptual submittal items listed in *Section 12-11*. Materials shall be submitted at least forty-five (45) days prior to the meeting at which the Planning Commission shall first review the request.

(c) **Planning Commission Public Hearing.** The Planning Commission shall review the rezoning request, the conceptual PUD site plan, and PUD Agreement, conduct a public hearing, noticed in accordance with rezoning requirements identified in *Article 23*. Following the public hearing, the Planning Commission shall make a recommendation to the Township Board based on the following standards:

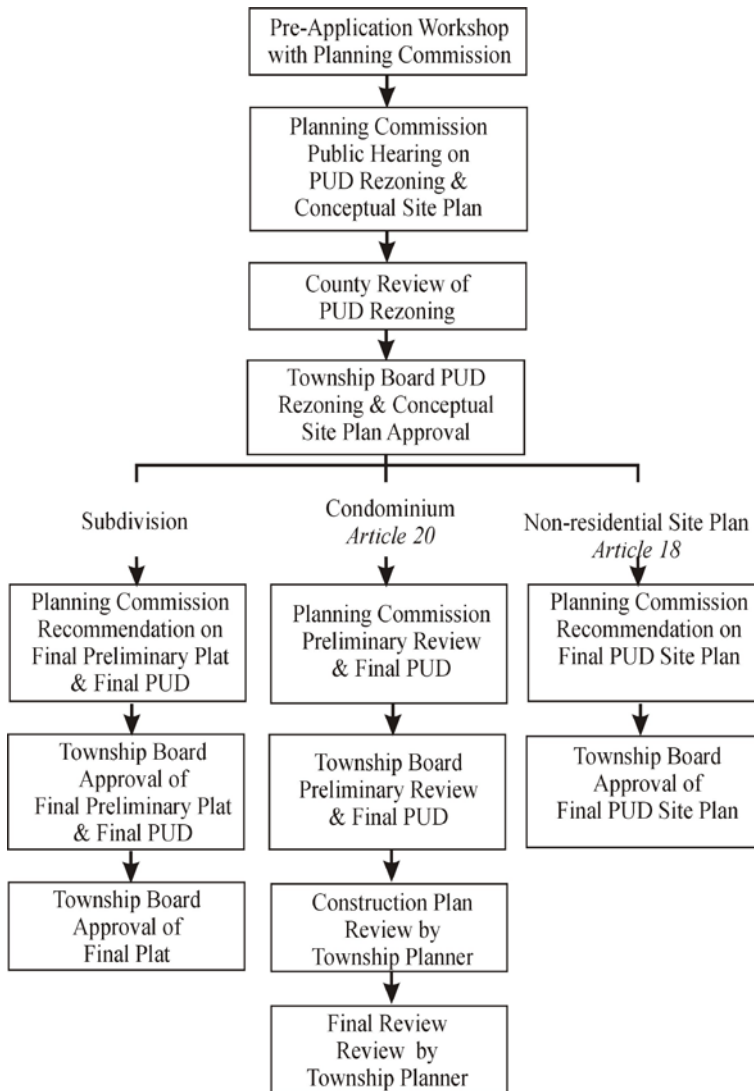
(1) The PUD shall satisfy the eligibility criteria of *Section 12-02*.

(2) The PUD shall comply with the requirements of this Article other applicable Sections of this Ordinance and the subdivision or condominium requirements of the Township, as applicable.

(3) The PUD shall be designed and constructed in a manner harmonious with the character of adjacent property and the surrounding area.

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(4) The PUD shall be adequately served by essential public facilities and services, such as roads, pedestrian or bicycle facilities, police and fire protection, drainage systems, water supply, and sewage facilities. The design shall minimize the negative impact on the road system in consideration of items such as vehicle trip generation, access location and design, circulation, roadway capacity, traffic operations at proposed access points and nearby intersections.



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(5) The proposed PUD shall not have an unacceptable significant adverse effect on the quality of the natural environment in comparison to the impacts associated with a conventional development.

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(d) **County Review.** Within thirty (30) days following receipt of a recommendation from the Planning Commission, the Livingston County

Planning Commission shall review the requested PUD rezoning and make a recommendation for approval or denial to the Township Board.

5 (e) **Revisions.** The applicant shall make any revisions to incorporate conditions noted by the Planning Commission and submit copies as required by the Township Planner to provide sufficient time for review prior to the Township Board meeting.

10 (f) **Township Board Preliminary Approval.** Following receipt of a recommendation from the Planning Commission and Livingston County, the Township Board shall review the requested PUD rezoning, conceptual PUD site plan and PUD agreement and either approve, deny or approve with a list of conditions made part of the approval. The Township Board may require a resubmittal of the application reflecting the conditions for approval by the
15 Planning Commission, Township Planner, and Township consultants if appropriate.

20 (g) **Time Limits for Preliminary Approval.** Approval of the Conceptual PUD Site Plan by the Township Board shall confer upon the owner the right to proceed through the subsequent planning phase for a period not to exceed two (2) years from date of approval. If application for Final PUD Site Plan approval is not requested within this time period, the land shall automatically revert back to its original zoning classification as set forth in the Michigan Zoning Enabling Act P.A. 110 of 2006, as amended. The Township Board
25 may extend the period up to an additional two (2) years, if requested in writing by the applicant prior to the expiration date.

30 (h) **Conditions.** Reasonable conditions may be required with the approval of a PUD for the purpose of ensuring that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, protecting the natural environment and conserving natural resources, ensuring compatibility with adjacent uses of land, promoting the use of land in a socially and economically desirable manner, and further the implementation of the
35 Brighton Township Master Plan. Conditions attached shall be included in the PUD agreement.

(i) **Final Approvals.** Following preliminary approval, the application shall follow the procedures and requirements for approvals under the subdivision,

condominium or site plan review process, as applicable. All site plans or tentative preliminary plats subsequently submitted shall conform with the preliminary PUD concept plan, all conditions attached to preliminary approval, the PUD agreement and the requirements of this Ordinance. Where the Planning Commission determines that changes to the final site plan or final preliminary plat significantly deviate from the preliminary PUD concept plan, the Planning Commission shall conduct another public hearing and review the plan as an amended resubmission of the concept plan under the requirements of this Article.

(Ord. #231, 12/27/05) (Ord. #250, 5/27/11)

Sec. 12-11 PUD Rezoning and Concept Plan Submission Requirements

A PUD requires the rezoning of the site. The following information shall be submitted with any application for PUD rezoning and concept plan approval:

(a) Existing Site Conditions

(1) An overall area map at a scale of not less than one inch equals two thousand feet (1"=2000') showing the relationship of the open space cluster development to its surroundings such as section lines and/or major roads or collector roads.

(2) Physical development plan prepared at a minimum scale of one inch equals one hundred feet (1"=100').

(3) Boundaries of proposed PUD, Section or corporation lines within or adjacent to the tract, and overall property dimensions.

(4) Property lines of adjacent tracts of subdivided and unsubdivided land shown in relation to the PUD site, including those of areas across abutting roads.

(5) Location, widths, and names of existing or prior platted roads and private roads, and public easements within or adjacent to the PUD site, including those located across abutting roads.

(6) Location of existing sewers, water mains, storm drains and other underground facilities within or adjacent to the PUD site.

5 (7) Topography drawn as contours with a two (2) foot contour interval. Topography to be based on USGS datum and be extended a minimum distance of two hundred (200) feet outside the PUD boundaries.

(b) Proposed Development Features

10 (1) For a residential PUD, a parallel plan consistent with State, County, and Township requirements and design criteria for a tentative preliminary plat that shows the number of dwelling units that could be developed on the site with a conventional subdivision.

15 (2) Layout of roads indicating proposed road names, right-of-way widths, and connections with adjoining roads, and also the widths and location of easements and public walkways.

20 (3) Layout, numbers, and dimensions of single family lots, including building setback lines.

(4) Layout of proposed multiple family dwellings, including setbacks, buildings, drives, parking spaces, walkway systems, and landscaping.

25 (5) Location and definition of function of both developed and undeveloped open spaces. Layout of facilities to be included on developed open spaces.

(6) Depiction of major wooded areas and description of means to be employed to preserve them.

30 (7) An indication of ownership and existing and proposed use of any parcels identified as "excepted."

35 (8) An indication of the proposed sewage, water supply, and storm drainage system. If county drains are involved, the proposed drainage shall be acceptable to the County Drain Commissioner. Storm drainage must be provided to an approved outlet or retention basin.

(9) Conceptual site grading plan and conceptual landscaping plan, including pedestrian circulation system.

(10) Depiction of proposed development phases.

(11) Architectural renderings of typical structures and landscape improvements, in detail sufficient to depict the basic architectural intent of the improvements.

(12) Traffic Impact Study may be required at the Planning Commission's request when the use generates traffic that exceeds trip generation rates recognized by the Institute of Traffic Engineers (ITE) in accordance with *Section 18-09*.

(c) Tabulations

(1) Total site acreage and percent of total project in various uses, including developed and undeveloped open space.

(2) Total site density and density of single family and multiple family dwellings and percent of ground area covered by buildings.

(3) Acreage and numbers of single family lots and multiple family dwellings to be included in development phases.

(d) Supporting Materials

(1) Legal description of the total site.

(2) Draft of the Development Agreement required by *Section 12-09*.

(3) Statement of developer's interest in the land proposed for development.

(4) Statement regarding the developers intentions regarding sale and/or lease of all or portions of the PUD, including land areas, units, and recreational facilities.

(5) Statement of requested modifications to the regulations that are otherwise applicable to the site.

(e) Final Site Plans and Plats

- 5 (1) PUD plans for final site plans, condominiums, or subdivision plats shall provide the information required under the site plan, condominiums, or subdivision regulations, as applicable.