



City of Plymouth

Planned Unit Development (PUD) Application

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234 x 232
Fax 734-455-1824

General Information:

Sites that are developed as a Planned Unit Development (PUD) offer a public benefit in exchange for deviations from the requirements of a specific zoning district. Put simply, a PUD is a rezoning with a formal agreement to the conditions. As such, it must also be approved by the City Commission. Applicants seeking a PUD and site plan approval are encouraged to familiarize themselves with the City of Plymouth Zoning Ordinance, Zoning Map, and Master Plan in order to assure that the proposed PUD considers the use proposed for development of the site and the building height, bulk, density, area, off-street parking, landscaping and screening requirements of the zoning ordinance. Copies of the Zoning Ordinance, Zoning Maps and Master Plans may be obtained online or from the Community Development Department.

Site plans must be reviewed and approved by the City of Plymouth Planning Commission before building permits may be issued.

Applicants must have a pre-application meeting prior to submittal unless waived by the Community Development Director. Pre-application meeting fee is \$350.

PUD Review Fees:

PUD Preliminary Plan (initial review only).....\$1,500 + \$75/acre or fraction thereof
Subsequent PUD Review/Revision \$1,000
Rezoning \$800
Condominium application, review \$500
PUD Final Plan \$1,100
Extension of PUD Approval \$850
Amendment to Approved PUD \$850

Review Process:

Submit 15 copies of the PUD Application and 15 copies of the site plan drawings and any supplemental information folded and stapled to the Community Development Department before the review process can begin. Site plan drawings shall be on a sheet size that is at least 24 inches by 36 inches, with graphics and scale. Submit one digital copy of the entire submission package (application, site plan drawings, supplemental information, etc.) via email to plans@plymouthmi.gov or by document sharing application. Site plans submitted for review must be in the hands of the City by 12:00 PM on the submission deadline in order to be on the following month's agenda. Deadlines and meeting dates can be found on the Planning Commission's page on the City's website. Fees shall be provided at the time of submittal.

This application will be initially reviewed for completeness by the Community Development Department. Incomplete applications will be returned for modification. Following receipt, applications are distributed to the City's Planning Consultant, Fire Marshall, applicable department heads, and Planning Commissioners for review to ensure compliance with all applicable codes and ordinances. The applicant will be provided with the Planning Consultant's comments and recommendations concerning the application in advance of the meeting.

The Planning Commission meets on the second Wednesday of the month in the City of Plymouth Commission Chambers (second floor), 201 S. Main Street, Plymouth, MI at 7:00 PM.

CITY OF PLYMOUTH PLANNED UNIT DEVELOPMENT APPLICATION

Community Development Department
201 S. Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

I. Site/Project Information

Site Address	Current Zoning Classification	Date of Application
--------------	-------------------------------	---------------------

Name of Property Owner	Phone Number	
Mailing Address	Email Address (Required)	
City	State	Zip Code

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	<input type="checkbox"/> Architect	<input type="checkbox"/> Developer	<input type="checkbox"/> Engineer	<input type="checkbox"/> Lessee
Applicant/Company Name	Phone Number			
Applicant/Company Address	City	State	Zip Code	
Email Address (Required)				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name	Phone Number		
Company Address	City	State	Zip Code
Registration Number	Expiration Date	Email Address (Required)	

IV. Type of Project

V. Historic District

<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Multi-Family <input type="checkbox"/> Single Family	<input type="checkbox"/> Preliminary Plan <input type="checkbox"/> PUD Review/Revision <input type="checkbox"/> Final Plan <input type="checkbox"/> PUD Amendment/Extension	Is this project located in the Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
--	--	---

VI. Description of Project

VII. Fee Schedule

Fee Item	Fee	Quantity	Total
PUD Preliminary Plan (initial review only)	\$1,500.00		
PUD per acre fee	\$75.00		
Rezoning	\$800.00		
Condominium project	\$500.00		
Subsequent PUD review/revision	\$1,000.00		
Final PUD	\$1,100.00		
Extension of PUD approval	\$850.00		
Amendment to approved PUD	\$850.00		
Special PC meeting	\$900.00		
TOTAL FEE			

VIII. Applicant Signature

Signature of Applicant	Date
------------------------	------

IX. Property Owner Signature

Signature of Property Owner	Date
-----------------------------	------

Subscribed and sworn before me this _____ day of _____, 20_____.

Notary Public: _____

My Commission expires: _____

For Office Use Only

		YES/DATE	NO	N/A
1.	Pre-Application Meeting			
2.	Digital Copy of Application Package			
3.	Public Hearing Notice			
4.	CWA Review			
5.	Municipal Services Review			
6.	Fire Department Review			
7.	Engineering Review			

X. PUD General Design Standards (from Sec. 78-313)

The PUD meets the following general design standards		YES	NO	N/A
1.	All regulations within the city zoning ordinance applicable to setback, parking and loading, general provisions, and other requirements shall be met in relation to each respective land use in the development based upon zoning districts in which the use is listed as a principal permitted use. In all cases, the strictest provisions shall apply.	[]	[]	[]
2.	Notwithstanding (1) above, deviations with respect to such regulation may be granted as part of the overall approval of the planned unit development, provided there are features or elements demonstrated by the applicant and deemed adequate by the city commission upon the recommendation of the planning commission designed into the project plan for the purpose of achieving the objectives of this section.	[]	[]	[]
3.	The uses proposed will have a beneficial effect, in terms of public health, safety, welfare, or convenience, on present and future potential surrounding land uses.	[]	[]	[]
4.	The uses proposed will not adversely affect the public utility and circulation system, surrounding properties, or the environment.	[]	[]	[]
5.	The public benefit shall be one which could not be achieved under the regulations of the underlying district alone, or that of any other zoning district.	[]	[]	[]
6.	The number and dimensions of off-street parking shall be sufficient to meet the minimum required by the ordinances of the city. However, where warranted by overlapping or shared parking arrangements, the planning commission or city commission may reduce the required number of parking spaces.	[]	[]	[]
7.	All streets and parking areas within the planned unit development shall meet the minimum construction and other requirements of city ordinances, unless modified by city planning commission.	[]	[]	[]
8.	Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.	[]	[]	[]
9.	Effort shall be used to preserve significant natural, historical, and architectural features and the integrity of the land, including MDEQ regulated and non MDEQ regulated wetlands or floodplains.	[]	[]	[]
10.	Thoroughfare, drainage, and utility design shall meet or exceed the standards otherwise applicable in connection with each of the respective types of uses served.	[]	[]	[]
11.	There shall be underground installation of utilities, including electricity and telephone.	[]	[]	[]
12.	The pedestrian circulation system, and its related walkways and safety paths, shall be separated from vehicular thoroughfares and ways.	[]	[]	[]
13.	Signage, lighting, landscaping, building materials for the exterior of all structure, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community, surrounding development or developments, and natural features of the area.	[]	[]	[]
14.	Where nonresidential uses adjoin off-site residentially zoned property, noise reduction and visual screening mechanisms such as earthen and/or landscape berms and/or decorative walls, shall be employed in accordance with section 78-206.	[]	[]	[]
15.	The proposed density of the planned unit development shall be no greater than that which would be required for each of the component uses (measured by stated acreage allocated to each use) of the development by the district regulations of the underlying zoning district.	[]	[]	[]

XI. Requirements for Preliminary PUD Site Plan Review (from Sec. 78-314)

Applicant is requesting that the Planning Commission review the preliminary and final PUD plans concurrently, rather than as two separately phased applications.	YES []	NO []	N/A []
--	------------	-----------	------------

Please include the following applicable information on the site plan.		YES	NO	N/A
1.	The applicant's name	[]	[]	[]
2.	Name of the development	[]	[]	[]
3.	The preparer's name and professional seal of architect, engineer, surveyor or landscape architect indicating license in the state	[]	[]	[]
4.	Date of preparation and any revisions	[]	[]	[]
5.	North arrow	[]	[]	[]
6.	Property lines and dimensions	[]	[]	[]
7.	Complete and current legal description and size of property in acres	[]	[]	[]
8.	Small location sketch of the subject site and area within ½ mile; and scale of no less than one inch equals 1,000 feet	[]	[]	[]
9.	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	[]	[]	[]
10.	Lot lines and all structures on the property and within 100 feet of the PUD property lines	[]	[]	[]
11.	Location of any access points on both sides of the street within 100 feet of the PUD site along streets where access to the PUD is proposed	[]	[]	[]
12.	Existing locations of significant natural, historical, and architectural features, existing drainage patterns, surface water bodies, floodplain areas, MDEQ designated or regulated wetlands with supporting documentation and a tree survey indicating the location and diameter (in inches, measured four feet above grade) trees greater than 12 inches in diameter	[]	[]	[]
13.	Existing and proposed topography at five-foot contour intervals, or two-foot contour intervals (two-foot intervals required for final site plan), and a general description of grades within 100 feet of the site	[]	[]	[]
14.	Dimensions of existing and proposed right-of-way lines, names of abutting public streets, proposed access driveways and parking areas, and existing and proposed pedestrian and/or bicycle paths	[]	[]	[]
15.	Existing buildings, utility services (with sizes), and any public or private easements, noting those which will remain and which are to be removed	[]	[]	[]
16.	Layout and typical dimensions of proposed lots, footprints and dimensions of proposed buildings and structures; uses with the acreage allotted to each use. For residential developments: the number, type and density of proposed housing units	[]	[]	[]
17.	General location and type of landscaping proposed (evergreen, deciduous, berm, etc.) noting existing trees and landscaping to be retained	[]	[]	[]
18.	Size, type and location of proposed identification signs	[]	[]	[]
19.	If a multiphase planned unit development 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	[]	[]	[]

Please include the following applicable information on the site plan.		YES	NO	N/A
20.	Any additional graphics or written materials requested by the planning commission or city commission to assist the city in determining the appropriateness of the PUD such as, but not limited to: aerial photography; market studies; impact on public primary and secondary schools and utilities; traffic impacts using trip generation rates recognized by the Institute of Transportation Engineers 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 property could be developed under the regulations of the underlying district; preliminary architectural sketches; and estimated construction cost	[]	[]	[]
21.	An explanation of why the submitted planned unit development plan is superior to a plan which could have been prepared under strict adherence to related sections of this chapter.	[]	[]	[]
22.	A narrative report shall accompany the site plan providing a description of the project, discussing the market concept of the project, and explaining the way the criteria set forth in the preceding design standards has been met.	[]	[]	[]

XII. Requirements of the Final PUD Review Application

Please include the following applicable information on the site plan.		YES	NO	N/A
1.	Correct scale	[]	[]	[]
2.	Name of person preparing plan – Where property line surveys, topography, sewer, water or storm drains are shown, the name of the registered engineer or land surveyor preparing such elements of the plan shall be indicated on the plan	[]	[]	[]
3.	Date, north point	[]	[]	[]
4.	Property line dimension	[]	[]	[]
5.	Street right-of-way widths	[]	[]	[]
6.	Existing utilities (sewer, water, gas, etc.) and easements	[]	[]	[]
7.	Show adjacent property and buildings	[]	[]	[]
8.	Existing topography, trees and other features	[]	[]	[]
9.	Off-site ground, parking lot, roadway, driveway and/or structure elevations for minimum distance of 50 feet	[]	[]	[]
10.	On-site grid of maximum 100 feet intervals each way (closer where rolling terrain warrants) and minimum 2.0 feet contours	[]	[]	[]
11.	Location of new structures including side and front yard setbacks and building length and width (show a general floor plan)	[]	[]	[]
12.	Number of dwelling units per building	[]	[]	[]
13.	Height of structure	[]	[]	[]
14.	Percent one room apartments (efficiencies)	[]	[]	[]
15.	Total number of rooms if multiple-family	[]	[]	[]
16.	Parking requirements met (See Section 78-720)	[]	[]	[]
17.	Number of units and bedrooms each building	[]	[]	[]
18.	Parking lot layout (showing paved area) including ingress and egress and service area	[]	[]	[]
19.	Parking lot space dimensions	[]	[]	[]
20.	Loading and unloading space	[]	[]	[]

Please include the following applicable information on the site plan.		YES	NO	N/A
21.	Site grading and drainage plan (on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at bldg.)	[]	[]	[]
22.	Utility connections (sanitary sewer, water, storm sewers)	[]	[]	[]
23.	On-site storm water retention	[]	[]	[]
24.	Fire hydrants within 300 feet (on- and off-site)	[]	[]	[]
25.	Sidewalks and elevations	[]	[]	[]
26.	Sedimentation and erosion control plan	[]	[]	[]
27.	Landscape plan showing plant materials to be used	[]	[]	[]
28.	Sign requirements met – proposed signage with height, dimensions, location, setbacks, etc.	[]	[]	[]
29.	Require walls and fences or greenbelts	[]	[]	[]
30.	Corner clearance	[]	[]	[]
31.	Service drive needed	[]	[]	[]
32.	Acceleration lanes and traffic pattern	[]	[]	[]
33.	Trash receptacle locations including screening type and height	[]	[]	[]
34.	Mailbox locations	[]	[]	[]
35.	Air conditioner unit locations	[]	[]	[]
36.	Special site features (play areas, pools, etc.)	[]	[]	[]
37.	Handicapped facilities	[]	[]	[]
38.	Building elevation drawings	[]	[]	[]

Please include the following additional information for final PUD review		YES	NO	N/A
1.	A separately delineated specification of all deviations from this chapter which would otherwise be applicable to the uses and development proposed in the absence of this article	[]	[]	[]
2.	A specific schedule of the intended development and construction details, including phasing or timing	[]	[]	[]
3.	A specific schedule of the general improvements to constitute a part of the development, including, without limitation, lighting, signage, the mechanisms designed to reduce noise, utilities, and visual screening features	[]	[]	[]
4.	A specification of the exterior building materials with respect to the structures proposed in the project	[]	[]	[]
5.	Signatures of all parties having an interest in the property	[]	[]	[]