

APPLICATION FOR PLANNED UNIT DEVELOPMENT

Planned Unit Developments (PUD) in the City of Rockford may be established as distinct zoning districts when approved by the City Council in accordance with the procedures specified herein. It is the intent of this District to provide for flexibility in the regulation of land development; to encourage innovation in land use and variety in design, layout, and type of structures; to achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; to encourage useful open space; and to create better living, working, and shopping environments. In order to accomplish these objectives, a PUD permits the relaxation of the conventional requirements found in other Zoning Districts. The use of land and the construction and use of buildings and other structures as a PUD shall be in conformance with the procedures, standards, requirements, and conditions for eligibility contained in the Zoning Code.

A two (2) acre minimum lot size shall be required for a PUD located on property currently zoned C1, C3, or C4.

Applicants seeking approval of a PUD District shall submit a complete application for review and a preliminary development plan to the Zoning Administrator who shall schedule a date and time for a public hearing and Planning Commission review. Such application shall include the following:

- A. A completed application form, supplied by the Zoning Administrator.
- B. Payment of an application fee, which has been established by the Rockford City Council to be \$500 plus \$5.00 per unit, plus legal, engineering and/or other professional costs.
- C. A narrative statement describing:
 1. the objectives of the PUD and how it relates to the Intent of the PUD District, as described in Sec. 13.1.
 2. the relationship of the PUD to the City of Rockford General Development Plan.
 3. phases of development and approximate time frame for each phase.
 4. proposed deed restrictions, covenants, or similar legal instruments to be used within the PUD.
 5. anticipated start and completion of construction.
 6. location, type, and size of areas to be dedicated for common open space.

7. Ten (10) copies of a preliminary development plan. If the PUD is to be developed in phases, the preliminary development plan shall show all phases. The preliminary plan shall contain the following:
 - a. name of development, applicant's name, name and address of firm and individual who prepared the plan, scale, and north arrow.
 - b. property lines, dimensions of all property lines, and size of the PUD (and individual phases) in acres.
 - c. existing zoning and land use of all abutting properties.
 - d. existing natural features on the site including water, stands of trees, drainage ways, flood plains, wetlands, steep slopes, and similar features.
 - e. existing buildings on the site.
 - f. proposed uses and their approximate locations.
 - g. right-of-way and pavement edges of existing streets abutting the PUD.
 - h. approximate locations of proposed access drives and streets within the PUD.
 - i. proposed method of providing water, sanitary sewer, and storm water drainage facilities.
 - j. layout and typical dimensions of proposed lots.
 - k. approximate phases of development.
 - l. proposed residential density by area or phase.

Upon receipt of an application for a PUD, the Zoning Administrator shall cause notice to be given of a PUD public hearing in accordance with the requirements of the Michigan Zoning Enabling Act, Act 110 of the Public Acts of Michigan of 2006, as amended.

. The notice shall:

- a. Describe the nature of the PUD request.
- b. Describe the property which is the subject of the PUD application, by both legal description and street address.

- c. State the time, date and place of the public hearing.
- d. State when and where written comments will be received concerning the application.

Following notice, the Planning Commission shall hold a public hearing on the PUD application, for the purpose of receiving public comment on the application.

Following the public hearing, the Planning Commission shall review the PUD request and preliminary development plan based on the conformance with the standards of Sec. 13.11; and shall make a recommendation to the City Council to approve, approve with conditions, or deny the PUD zoning. In its recommendation to the Council, the Planning Commission shall include the reasons for such recommendation, specifically citing appropriate standards and sections of the Ordinance and identifying those specific conditions, if any, it considers necessary.

APPLICANT INFORMATION:

Applicant's Name: _____

Address: _____

Telephone Number: _____

Owner(s) of Property _____

Telephone Number: _____

Signature: _____

PROPERTY INFORMATION:

Address of property
in question: _____

Personal Property #: _____

Zoning
District: _____

Applicant's Signature: _____

Action Taken: Approved Denied

Date:

Zoning Administrator