

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION



2525 Joslyn Road
Lake Orion, MI 48360
(248) 391-0304 ext. 5000

APPLICATION FOR A PLANNED UNIT DEVELOPMENT

Case Number PC- _____ - _____

PROOF OF OWNERSHIP MUST BE INCLUDED IN THE APPLICATION

(Acceptable documentation includes: Warranty Deed, Quit Claim Deed, Land Contract, and Option to Purchase with a Copy of the Warranty Deed. If the applicant is not the property owner, then written authorization from the property owner must be included.)

NOTICE TO APPLICANT

The following application must be completed (**incomplete applications will be returned to the petitioner**) and filed with the Township at least four (4) weeks prior to a scheduled Planning Commission meeting in order to initiate a request for PUD Approval. Regular meetings of the Planning Commission are held on the first and third Wednesday of each month at 7:00 p.m. at the Orion Township Hall, 2525 Joslyn Road, Lake Orion.

Date _____ Project Name _____

Applicants Name _____

Applicants Address _____

City _____ State _____ Zip Code _____

Phone# _____ Fax # _____ E-Mail _____

Property Owner Name _____

Property Owner Address _____

Phone# _____ Fax # _____ E-Mail _____

Name of Firm/Individual who Prepared the plan _____

Address _____

Phone# _____ Fax # _____ E-Mail _____

Please Indicate Above The Contact Person For The Proposed Project

Eligibility Standards for PUD Eligibility Approval:

Refer to Section 30.03 (B) of the Orion Township Zoning Ordinance. Please fill out the attachment.

******11 Sets Of The Site/PUD Plan Prepared In Accordance With The Orion Township Zoning Ordinance #78, Section 30.03, Section 30.01 And Any Other Applicable Township Ordinance Requirements Must Be Included As Part Of The Application. Applicable Planning Commission Review Fees Included In Ordinance #41 Are Also Required When Submitting For PUD Approval. Please Note That Section 30.03(C)4 Also Requires A Density-Parallel Plan As Part Of The Application******

I hereby submit this application for PUD Approval, pursuant to the provisions of the Orion Township Zoning Ordinance, Ordinance #78, Section 30.03 and Section 30.01 and any other applicable Township Ordinance requirements. In support of the permit application, I hereby certify that the information provided herein is accurate and the application that has been provided is complete. As the property owner (or having been granted permission to represent the owner as to this application) and on behalf of all owners of this property, I hereby grant the Planning Commission members and Township Building Department staff permission to perform a site walk on the property, without prior notification, as is deemed necessary.

Signature of Applicant

Date

******Please Attach The Street Name Approval Form To The Application******

Charter Township of Orion Planning Commission
Eligibility Standards for PUD Approval

Section 30.03 (B)

Please provide **more** than just a “yes” or “no” answer. Use additional sheets of paper if necessary.

1. How will a PUD approval result in a recognizable and substantial benefit to the ultimate users of the project and the community?

2. Would such benefit otherwise be unfeasible or unlikely to be achieved?

3. Will the proposed type and density of use result in a material increase in the use of public services, facilities and utilities, in relation to what would be permitted if the property were developed without using the PUD?

4. Will the proposed PUD place an unreasonable burden upon the subject and/or surrounding land and /or property owners and occupants/or the natural features?

5. Will the proposed development be consistent with the intent and spirit of the Master Plan and community?

6. Will the proposed PUD result in an unreasonable negative economic impact upon surrounding properties in relation to the economic impact that would occur from a more traditional development?

7. Does the proposed PUD contain at least as much usable open space as would be required in the Ordinance for the most dominant use in the development?

8. Is the proposed PUD under single ownership or control such that there is a single person or entity having responsibility for completing the project with this Ordinance?

Section 30.03 (C): Project Design Standards

1. Which of the following requirements established in the underlying district (first column), or other applicable sections of the Ordinance will need to be waived in order to grant PUD approval? Insert the proposed amount in the second column. Information should be listed separately for each phase of the development.

Regulations:

PUD Proposal

Lot Size _____

Lot Width _____	_____
Lot Coverage _____	_____
Min. Floor Area _____	_____
Front Setback _____	_____
Side Setback _____	_____
Rear Setback _____	_____
Height _____	_____
Parking _____	_____
Loading _____	_____
Fencing _____	_____
Landscaping _____	_____
Setback For Side Yard Entry Garage _____	_____
Other _____	_____

2. Does the project have adequate:
- Perimeter setback and berming? _____
 - Thoroughfare design? _____
 - Drainage design? _____
 - Utility design? _____
 - underground utilities? _____
 - Insulation of the pedestrian circulation system from vehicular thoroughfares and ways? _____
 - Achievement of an integrated development with respect to signage, lighting, landscaping and building materials? _____
 - Noise reduction and visual screening mechanisms (particularly where nonresidential uses adjoin off-site residentially zoned property)? _____
