



Application for Planned Unit Development

3275 Central Blvd., Hudsonville, Michigan 49426-1450, 616.669.0200 www.hudsonville.org

It is **STRONGLY** recommended that any application that must go before the Planning Commission for approval be submitted to the City at least six (6) weeks in advance of the next regular meeting. This lead time is necessary to provide an adequate review period of the application materials for compliance with applicable codes, requirements and regulations, and to publicly post the meeting in accordance with State law (when applicable). The Planning Commission meets on the third (3rd) Wednesday of every month at 7:00 p.m., with the exception of December.

NO application will be placed on a Planning Commission agenda until it has been determined by staff to meet **ALL** applicable codes, requirements, and regulations. As such, there is no guarantee that an application will be placed on the next regularly scheduled meeting agenda, even if submitted six (6) weeks in advance. It is the applicant's responsibility to modify (as requested by staff) and resubmit application materials in a timely matter.

The Planned Unit Development application fee is **\$950 plus engineering, legal, and other professional cost**. The PUD shall consist of an accurate, reproducible drawing at a scale of 1 inch equals 100 feet or less, showing the site and all land within 100 feet of the site. **Six (6) hard copies and a digital copy of the plans must be submitted initially with the application and fee (4 full size no larger than 24"x 36" and 2 11" x 17"). Sixteen revised hard copies (4 full size no larger than 24" x 36" & 12 11" x 17") and revised digital and CAD compatible copies will be required after initial review** Final approval will expire **after 180 days** if a building permit has not been issued within such period.

Attendance by the owner or owner's representative is required at all Planning Commission or City Commission meetings at which this request is considered.

Date: _____ Application Number: **PUD** - _____

Base Fee: **\$950 plus engineering, legal and other professional cost.** PPN: _____

APPLICANT: _____

Address: _____

Telephone: _____ Email Address: _____

OWNER OF PROPERTY (if different than applicant): _____

Address: _____

Telephone: _____ Email Address: _____

LOCATION OF PROPERTY (address): _____

Stormwater: The acreage of disturbance for the project: _____. If the area of disturbance is more than 1 acre or is within 500' of an Ottawa County Drain, the Stormwater Plan Review checklist to be completed.

ENGINEER INFORMATION:

Name: _____

Address: _____

Telephone: _____ Email Address: _____

PROJECT INFORMATION:

Name of proposed planned unit development project _____

Legal description of property: _____

Statement of Definite Benefit: Include statement indicating the definite benefit of the proposed PUD to the City of Hudsonville and the eventual PUD occupants, which would not occur under the existing zoning districts and regulations _____

Estimate of vehicle trip generation for each phase of the project: _____

Description of intentions with respect to the provision of water and sewer services:

Description of applicant's intentions regarding selling or leasing of land, or portions thereof:

List the deviations from the zoning district regulations which will be sought through use of the PUD process, and the safeguards, features, or other planning mechanisms proposed to achieve the objectives intended to be accomplished by the regulations from which deviation is being sought:

Is the PUD proposed to be constructed in phases? Yes _____ No _____

If the PUD is to be constructed in phases, please attach a schedule indicating: the timing for each phase of the project, the estimated dates for site plan approval, and estimated time for construction completion of each phase.

RESIDENTIAL DEVELOPMENTS:

Gross housing unit density for project: _____ units per acre.

Description of housing unit types:

of single family units: _____

of multiple family units: _____

of units to be leased: _____

Breakdown for multiple family housing units:

	<u># of units</u>	<u>minimum floor area</u>
1 bedroom	_____	sq. ft
2 bedroom	_____	sq. ft.
3 bedroom	_____	sq. ft
4 bedroom	_____	sq. ft.

PUD PLAN REQUIREMENTS:

Requirements for planned unit development applications are stated in the City of Hudsonville Zoning Ordinance. All requirements must be met. The following information should be provided on plan sheets for the proposed project:

1. a site plan meeting all the requirements for site plan review under Article 15 of the Hudsonville Zoning Ordinance.
2. the name, address and telephone number of the firm or individual who prepared the plan, owner of the property, and the applicant (if other than the owner or preparer of the plan);
3. the dimensions of all property boundaries and total acreage of the property;
4. the identification of specific uses for all proposed buildings;
5. the proposed acceleration, deceleration, and passing lanes and proposed access points;
6. a description of the applicant's intentions regarding selling or leasing of land, or portions thereof;
7. the location of, proposed uses of, and percent of sites to be preserved as open or recreational space;
8. a description of all known natural resources and natural features, and a detail of those to be preserved;
9. a gross density calculation, number and types of units, and minimum floor area per dwelling unit for residential developments;
10. a sketch or drawing of the exterior facades of all buildings and structures which are to be erected;
11. the legal instruments setting forth a plan or manner of permanent care and maintenance of common areas and facilities (These instruments shall become a part of the approved plan or final site plan, whichever is applicable); and
12. a declaration of covenants and restrictions filed by the developer where Property Owner's Associations (POA's) are to be used to maintain and preserve common areas and facilities. (Refer to Section 6.03.14 B (13) of the Zoning Ordinance to review regulations pertaining to POA's.)

I do hereby submit application for Final Planned Unit Development and understand that **all engineering, legal, and other professional costs must be paid by the applicant.**

I also authorize the Planning Commission and City Staff to access the property for inspection purposes.

The answers and statements herein contained and the information submitted are in all respects true and correct to the best of my knowledge.

CIRCLE ONE:

I am the **owner** **lessee** **legal representative** involved in the request

Applicant's Name (Please Print)

Applicant's Signature

Date