

**TOWNSHIP OF SALINE
PLANNED UNIT DEVELOPMENT (PUD)
AREA PLAN AND REZONING APPLICATION**

Date of Application: _____

1. Applicant Information:

Applicant Name _____

Street Address or P.O. Box No. _____

City/State/Zip _____

Telephone: _____ Fax: _____

_____ Individual Person (s) _____ Firm _____ Corporation

If a business, please describe: _____

2. Property Information:

Applicant's Interest in the Property _____

Property Owner(s) _____

Property Address _____

Property Tax ID No. _____ Existing Zoning District(s) _____

Property location by nearest crossroads _____

Current use(s) of the subject property: _____

Attachments:

If the applicant is not the owner of record, attach a signed statement from the owner(s) of record that the applicant is acting on the owner's behalf, and include the name, address, and phone number of all owner(s) of record.

3. Proposed Use(s):

Attachments:

Attach a statement describing how the proposed project meets the PUD eligibility criteria listed in Section 14.03 (Eligibility Criteria) (see attached).

4. PUD Area Plan Information:

Plan Preparer's Name and Name of Firm _____

Street Address or P.O. Box No. _____

City/State/Zip _____

Telephone: _____ Fax: _____

Attachments:

1. Attach a PUD Area Plan meeting all requirements of Article 14 (Planned Unit Development (PUD) District).
2. Attach a legal description of the subject parcel(s).
3. Attach a location map and scaled survey of the subject property showing all property lines, dimensions, bearings or angles correlated with the legal description; all existing and proposed structures and uses on premises; dimensions of such structures and distance or setback measurements from other structures and lot boundaries; road rights-of-way and other easements; gross and net lot area; and any other information relevant to the request.
4. Attach a vicinity map showing the location of the subject property, and adjacent land uses and zoning classifications.
5. Attach a general description of the natural resources and features, including wetlands, streams and other waterbodies, steep slopes, woodlands, and floodplains, depicted on scaled drawings.

5. Proposed Use(s):

Proposed use(s) of the subject property: _____

6. Certification:

The applicant agrees and certifies that the information supplied as part of this application is accurate and true, including additional material submitted to the Planning Commission and Township Board prior to recommendation and final action on the request. The applicant also agrees to permit a physical on-site visit on the subject property by members of the Planning Commission and the Township Planner prior to the public hearing where the request will be considered.

Applicant's Signature

Date

Applicant's Signature

Date

Applicant's Signature

Date

FOR OFFICE USE ONLY

Required Fee: \$ _____ Date Received by the Township: _____

Application Received by: _____
Name Position

Date Received by the Township: _____

Section 14.03 Eligibility Criteria.

To be eligible for planned unit development (PUD) approval, the applicant shall demonstrate to the Planning Commission's satisfaction that the following criteria will be met:

1. **Conservation of agricultural land.** Long-term conservation of agricultural land in the Township will be achieved, where such land could otherwise be subdivided or converted to non-agricultural uses through development permitted by this Ordinance.

2. **Compatibility with the planned development intent.** The proposed development shall be consistent with the intent and scope of this Article.

3. **Compatibility with the General Development Plan.** The proposed development shall be compatible with the Township's General Development Plan.

4. **Availability and capacity of public services.** The proposed type and intensity of use shall not exceed the existing or planned capacity of existing public services and facilities, including police and fire protection, traffic capacity of the Township's public roads, drainage and stormwater management facilities, availability of water, and capacity of existing or planned utility facilities.

5. **Public benefit.** A recognizable and material benefit will be realized by both the future users of the development and the Township as a whole, where such benefit would otherwise be unachievable under the provisions of this Ordinance.

6. **Economic impact.** The proposed development shall not impede the continued use or development of surrounding properties for uses that are permitted in the Zoning Ordinance or planned in the General Development Plan.

7. **Preservation of site features.** Long-term conservation of natural, historical, architectural or other significant site features or open space will be achieved, where such features would otherwise be destroyed or degraded by development as permitted by the underlying zoning district(s).

8. **Sufficient land area for proposed uses.** The PUD site shall include sufficient contiguous land area to comply with all applicable regulations of this Ordinance, to adequately serve the needs of all permitted uses in the PUD project, and to ensure compatibility between uses and the surrounding area. Additional non-contiguous land areas within the Township may be included as part of the proposed open space dedications for a PUD project.

9. **Brownfield classification.** Any site designated as a brownfield under state or federal law shall qualify for consideration as a PUD.
