

**Bainbridge Township
Berrien County, Michigan**



Reset Form

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Phone: 269-468-8040/Fax: 269-468-3498

Andy Gardiner, Supervisor
Patty Hiller-Molter, Clerk
Nancy Weber, Treasurer

**PLANNED UNIT DEVELOPMENT
Article XVII**

Applications for a Planned Unit Development shall be submitted through the Zoning Administrator to the Planning Commission accompanied by a \$100.00 filing fee due at time of filing and an additional \$400.00 to be paid prior to scheduling of the Public Hearing (total application fee \$500.00). Checks should be payable to “Bainbridge Township”.

Include the following:

1. Application.
2. Rezoning Application if applicable.
3. Site Plan:
 - a. A preliminary site plan prepared in accordance with Article XI (11). Additional information required – see Attachment A.
 - b. Prior to the public hearing a final site plan is required, accompanied by a \$400.00 filing fee. The site plan must be prepared in accordance with Article XI (11). Additional information required – see Attachment B.
4. Copy of current paid tax bill, deed, or other proof of ownership, which includes a legal description of the property, property tax number and proof of taxes paid on said property.
5. Statement of Compliance.
6. Request for Public Hearing.
7. Land Division Application.
8. Private Road Application.

The applicant should attend the Planning Commission Meeting and Public Hearing to answer any questions that may arise. If a special meeting of the Planning Commission is requested, a charge for \$500.00 is required to defray Township expenses.

ATTACHMENT A

1. A site plan prepared in accordance with Article XI (11) and in addition:
 - a. On the site plan there shall be the proposed schedule of usable floor areas and land areas by category of use, building ground coverage, square feet net lot area and preserved open space per dwelling unit, number of parking spaces and such other information necessary to satisfy the intent and requirements of this Article.
 - b. A declaration of restrictions to be placed on a property when subdivided to assure the planned character and uses will be preserved and protected.
 - c. Incorporate a minimum of 20% of the gross site area as dedicated open space (exclusive of lots and roadways).
 - d. Show calculation of the number of units that would be allowed on the site considering the acceptable acreage being ten (10) acres, minimum lot size of one (1) acre with maximum lot coverage of thirty five percent (35%). This determination shall be based upon the following formula.
 - e. Show the total acreage minus twenty percent (20%) dedicated open space plus roadways equal net buildable area. Net buildable area divided by one (1) acre and one hundred twenty-five (125) feet road frontage equals maximum number of allowed lots. Maximum lot coverage of thirty five percent (35%) includes all structures septic field area (including replacement field), solid surface parking, and decks.
 - f. Show street design to provide access to each house or structure in the most reasonable and economical fashion possible. Streets shall avoid, impacting primary open space/conservation features. Streets shall be designed to minimize the amount of area devoted to road surface while providing access to all houses or structures and to maximize the views of open space from lots. All proposed streets shall be designed to meet new road specifications as determined by Berrien County Road Department. All roads shall be identified with proper signage and be designated as "_____Lane". All roads shall be of continuous loop back to point of entry, or in case of dead-end designs shall be terminated with a full circle cul-de-sac following Berrien Road Department design guidelines. Lot lines shall be drawn between building footprints, with front setbacks of forty (40) feet with side and rear setbacks of ten (10) feet.
 - g. Show any proposed buffer zone around the outer boundary and road frontage, based on general site location and proximity to surrounding lots. Buffer may constitute natural landscaping and/or fencing as deemed appropriate.

ATTACHMENT B

A final site plan for the entire development area carried out in such detail as to indicate the functional uses and types of units being requested, the densities being proposed and the system of collector streets being proposed, if any, and sites being reserved for open spaces and shall include:

1. A preliminary engineering certification that the approximate layout of proposed streets, house lots, and open space lands and road frontage as deemed appropriate due to the site location, and its potential impact on adjacent properties or zoned districts.
2. An existing features site analysis identifying the site's special natural features to be preserved as open space. The analysis will contain;
 - a. the location of constraining features, such as wetlands, watercourses, 100-year floodplains, rights-of-way, and easements and,
 - b. location of significant features such as tree lines, woodlands, scenic views, watershed divides, drainage ways, existing roads and structures and
 - c. a general soils map of the site based upon the USDA Soils Inventory of Berrien County shall also be submitted. As an option, the Planning Commission may conduct an on-site visit to walk the site and become familiar with the setting and special features.
3. A conceptual preliminary plan that describes initial thoughts about the overall layout of the proposed development, including location for house sites, greenways, and roads as well as conservation areas.

APPLICATION FOR PUD

Applicant Name: _____

(Address) (City) (State) (Zip)

Email: _____ Work/Mobile Phone #: _____

Tax Code Number: 11-01-_____-_____-_____-_____ Zoned District: _____

Name and address of every person, firm or corporation having a legal or equitable interest in the land:

1. _____
2. _____
3. _____
4. _____
5. _____

Name and address of any person, firm or corporation executing the development of this land:

1. _____
2. _____
3. _____
4. _____
5. _____



Describe PUD requested:

An evaluation of location, density of population, adequacy of school, park, and other public facilities, traffic volume and circulation, compatibility with existing development, adequate provision for light and air and accessibility for fire and police protection.:

Provide agreements for maintenance for roadways, streets, maintenance of street lighting and signage.

List any deed restrictions:

Until a permit has been granted pursuant to the Special Land Use Permit, there shall be no construction or excavation of said land nor shall use of the land be made toward the intended purposes of such Special Land Use Permit.

Signed: _____ Date: _____

STATEMENT OF COMPLIANCE

1. I represent that the enclosed application will comply with the following General Standards:
 - a. The special land use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.
 - b. The special land use shall not inappropriately change the essential character of the surrounding area.
 - c. The special land use shall not interfere with the general enjoyment of adjacent property.
 - d. The special land use shall represent an improvement to the use or character of the property under consideration and the surrounding area in general, yet also be in keeping with the natural environment of the site.
 - e. The special land use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare.
 - f. The special land use shall be adequately served by essential public facilities and services, or it shall be demonstrated that the person responsible for the proposed special land use shall be able to continually provide adequately for the services and facilities deemed essential to the special use under consideration.
 - g. The special land use shall not place demands on public services and facilities in excess of available capacity.
 - h. The special land use shall be consistent with the intent and purpose of this Ordinance, and the objectives of any currently adopted Bainbridge Township Development Plan.

Describe in detail any and all modifications from the underlying zoning district requested as part of this application:

Signature of Applicant: _____ / Date: _____

**PUBLIC HEARING REQUEST
FOR SPECIAL LAND USE PERMIT**

11-01- _____ - _____ - _____ - _____
Property Tax Code Number

I hereby request a public hearing for the purpose of securing a Special Land Use Permit for property described by the property tax code number shown above.

The address of this property is:

(Address) (City) (State) (Zip)

The requested Planned Unit Development is:

I enclosed proof of ownership, land division application, PUD application, site plan, proof of ownership and legal description of the property, proof of paid taxes, a list of names and addresses of the owners of property within 300 feet of the property covered by this application, and a statement of compliance. If a hearing is granted, I will submit a final site plan and a \$400.00 filing fee.

I further grant site plan reviewers right to enter above said property.

(Name of applicant)

(Street and Number)

(City) (State) (Zip)

(Signature) / _____
(Date)

ARTICLE XI

Site Plan and Scaled Drawing Requirements

Section 11.01 - Intent

- A. The intent of requiring site plan or scaled drawing submittal and review in certain instances specified herein is to facilitate determination of whether certain development proposals meet all applicable requirements and are in harmony with the purpose, intent and spirit of this Ordinance.
- B. It is further the intent to assist township officials in encouraging and assisting proposers of land development to design and implement land use proposals which foster orderly, efficient, compatible and aesthetic uses of land in Bainbridge Township.

Section 11.02 - When Required

- A. Variance or Special Land Use – Except for Single-Family, Two-Family: A site plan shall be prepared and submitted in accordance with Sections 11.03 A. and 11.04 with any application for:
 - 1. Variance or Special Land Use Permit, other than for a Special Land Use Permit for a Home Occupation;
 - 2. With any application for Rezoning, other than Rezoning for the sole purpose of constructing a single-family, two-family or agricultural permitted principal use;
 - 3. With any application for a Zoning Compliance Permit or Building Permit, other than for the sole purpose of constructing a single-family, two-family or agricultural permitted principal use or accessory use thereto; and
 - 4. With any application for a Planned Unit Development or Condominium.
- B. Rezoning – Single-Family, Two-Family: A scaled drawing shall be prepared for the sole purpose of constructing a single-family, two-family or agricultural permitted principal use or accessory use thereto and submitted in accordance with Sections 11.03 B. and 11.04 with any application for:
 - 1. Rezoning;
 - 2. Zoning Compliance Permit;
 - 3. Building Permit; or
 - 4. Variance.

Section 11.03 - Contents

- A. A required site plan shall be drawn at a scale of one (1) inch equals one hundred (100) feet and shall contain the following information:
1. The boundary lines of the area included in the site plan, including angles, dimensions and reference to a section corner, quarter corner or point on a recorded plat, an arrow pointing north, and the individual lot areas and dimensions of the land included in the site plan.
 2. Existing and proposed topography, drainage systems, and structures, with topographic contour intervals of not more than two (2) feet.
 3. The shape, size and location of all structures on the lot including yard dimensions, height, floor area and ground coverage ratios and the finished ground and basement floor grades.
 4. Natural features such as wood lots, trees of more than one (1) foot in diameter, streams and lakes or ponds, and man-made features such as existing roads and structures, with indication as to which features are to be retained and which removed or altered. Adjacent properties and their uses shall be identified.
 5. Proposed streets, driveways, parking spaces, curb cuts, loading spaces and sidewalks, with indication of direction of travel for one-way streets and drives and the inside radius of all curves. The width of streets, driveways and sidewalks, and the total number and layout of parking spaces shall be shown.
 6. The size and location of all existing and proposed public and private utilities and required landscaping.
 7. A vicinity sketch showing location of the site in relation to the surrounding street system.
 8. A legal description of the land and lots included in the site plan.
 9. Any other information necessary to establish compliance with this and any other ordinances.
 10. The availability of adequate utility capacity.
 11. The name, signature, title and mailing address of the person who prepared the site plan. A site plan for any development shall be prepared by a registered architect, engineer, professional community planner or land surveyor.
- B. A required scaled drawing shall be drawn at a scale appropriate to the dimensions of development and shall contain the following information:
1. A legal description of the land involved.

2. A vicinity sketch showing location of the site in relation to the surrounding street system.
3. The size and location of all structures proposed for and presently located on the site.
4. The boundary lines of the parcel of land involved including dimensions and an arrow pointing north.
5. Proposed streets and driveways. The width of streets and driveways shall be shown.
6. Any other information necessary to establish compliance with this and any other ordinances.
7. The name, signature and mailing address of the person who prepared the scaled drawing.

Section 11.04 - Review Process and Approval

- A. Any required site plan or scaled drawing shall be submitted, of original quality, to the Zoning Administrator along with a cover letter signed by the owner of the land and/or prospective developer providing a general explanation and background information on the proposed development.
- B. The Zoning Administrator shall examine the site plan or scaled drawing as to proper form and content and particularly as to compliance with all applicable requirements of this Ordinance.
- C. If the proposed development does not require the issuance of a Special Land Use Permit by the Planning Commission, Variance by the Board of Appeals or a Rezoning of land by the Township Board, within thirty (30) days after receipt the Zoning Administrator shall notify in writing the proposer of the development of the approval or disapproval of the site plan or scaled drawing. If the site plan or scaled drawing is disapproved, the reasons therefore shall be given. Such disapproval shall be limited to inadequacy or defect in form or content and/or noncompliance with identified applicable provisions of this Ordinance. The Zoning Administrator may, at his discretion, request consultation with the Planning Commission prior to his approval or disapproval of the site plan.
- D. If the proposed development requires issuance of a Special Land Use Permit, the Zoning Administrator shall transmit his findings as described in paragraph C. above, to the Planning Commission along with a copy of the site plan and covering letter. The proposer of the development shall be notified of the status of his requested site plan approval.
- E. If the proposed development requires a rezoning of land, the Zoning Administrator shall transmit his findings as described in paragraph C., above, to the Township Board which shall follow the amendment procedure as provided in Article XV (15). The site plan or

scaled drawing and cover letter shall accompany the Zoning Administrator's findings. The proposer of the development shall be notified of the status of his requested site plan or scaled drawing for approval.

- F. If the proposed development requires a Variance, the Zoning Administrator shall transmit his findings as described in paragraph C., above, to the Board of Appeals which shall follow the Variance procedure as provided in Article XIII (13). The site plan or scaled drawing and cover letter shall accompany the Zoning Administrator's findings. The proposer of the development shall be notified of the status of his requested site plan or scaled drawing for approval.
- G. The decision rejecting, approving, or conditionally approving a site plan shall be based upon the requirements contained in Section 11.03, A. The decision rejecting, approving or conditionally approving a scaled drawing shall be based upon the requirements contained in Section 11.03, B.
- H. A site plan or scaled drawing shall be approved if it contains the information required by this Ordinance and is in compliance with this Ordinance and the conditions imposed thereunder, other applicable Township, County, State or Federal laws, rules or regulations.
- I. The site plan or scale drawing as approved shall become part of the record of approval, and subsequent actions relating to the activity authorized shall be consistent with the approved site plan or scaled drawing, unless a change conforming to this Ordinance receives the mutual agreement of the landowner and approving body.
- J. Upon approval of a site plan, the secretary of the approving body shall, within five (5) days, file with the Zoning Administrator a copy of the approved site plan or scaled drawing.