

PLANNED UNIT DEVELOPMENT APPLICATION



CITY OF ST. JOSEPH

700 Broad St., St. Joseph, MI 49085-1206

Phone 269-983-1212 Fax 269-985-0347

An incomplete application will not be accepted. All required materials must be submitted and accepted as complete at least 24 days prior to the next Planning Commission meeting.

OWNER/APPLICANT INFORMATION:

Are you the owner? YES NO

If you are not the owner, please attach the owner's permission to apply for this variance.

Name _____ Address _____

Phone _____ Cell _____ Fax _____

Property Location _____ Tax ID # _____

District _____ E-mail Address _____

The Planning Commission and the City Commission, in their respective hearings, shall review the particular circumstances of the PUD application under consideration in terms of the standards located on the back of this application, and shall recommend approval, or approve, respectively, a PUD only upon a specific finding of compliance with each of the standards, as well as applicable standards established elsewhere in this Ordinance.

GENERAL STANDARDS ARE LOCATED ON THE BACK OF THIS APPLICATION

Please explain your request in detail on a separate page, including how your request considers ALL of the General Standards.

The information on this application form is, to the best of my knowledge, true, accurate and complete.

OWNER/APPLICANT SIGNATURE _____ DATE _____

I grant permission for members of the City of St. Joseph staff and appointed officials to enter the above described property for the purpose of gathering information related to this application.

OWNER/AGENT SIGNATURE _____ DATE _____

Date Received _____ \$600 Application Fee Paid _____

Submitted Materials: _____ Site Plan _____ Application _____ Legal Description

Application Accepted as Complete by: _____

Date Accepted _____

SECTION 13.6.1 GENERAL STANDARDS

The Planning Commission and the City Commission, in their respective hearings, shall review the particular circumstances of the PUD application under consideration in terms of the following standards and shall recommend approval, or approve, respectively, a PUD only upon a specific finding of compliance with each of the following standards, as well as applicable standards established elsewhere in this Ordinance.

- A. The PUD shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.
- B. The PUD shall be designed in a manner to ensure healthful living conditions and adequate light, air, and accessibility for fire and police protection for the inhabitants and users of the development as well as adjacent city residents.
- C. The PUD shall be consistent with the intent of the Comprehensive Plan.
- D. The PUD shall not change the essential character of the surrounding area.
- E. The PUD shall not be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, ground vibration, water runoff, odors, light, glare or other features of the planned use.
- F. The PUD shall not place demands on public services and facilities in excess of current capacity, unless planned improvements have already been scheduled for completion.
- G. The PUD shall be designed to preserve public vistas and existing important natural, historical, and architectural features of significance within the development.
- H. The PUD shall be designed so that its pedestrian, non-motorized and automobile circulation systems are safely and conveniently integrated with those of abutting property and any linear trail or park systems.
- I. The PUD shall provide that vehicular and pedestrian traffic within the site shall be safe and convenient and that parking layout will not adversely affect the flow of traffic within the site or to and from the adjacent streets. Safe and adequate access for emergency vehicles and adequate space for turning around shall be provided.
- J. The PUD shall not result in any greater storm water runoff to adjacent property after development, than before.
- K. The design of the PUD shall exhibit a reasonable harmonious relationship between the location of buildings on the site relative to buildings on lands in the surrounding area; and there shall be a reasonable architectural and functional compatibility between all structures on the site and structures within the surrounding area. It is not intended that contrasts in architectural design and use of façade materials is to be discouraged, but care shall be taken so that any such contrasts will not be so out of character with existing building designs and façade materials so as to create an adverse effect on the stability and value of the surrounding area.
- L. The design of the PUD shall ensure that outdoor storage of garbage and refuse is contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties.
- M. The PUD shall be designed such that phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage or erosion control.
- N. The applicant shall be in substantial compliance with any previously issued Zoning Permits and shall not otherwise be disqualified from receiving a permit under Section 23.3.3 of this Ordinance.

An application for a PUD shall be accompanied by the following documents and information:

- A. ***A PUD application form supplied by the Zoning Administrator which has been completed in full by the applicant.***
- B. ***A Site Plan as specified in Article XII.***
- C. ***A statement with regard to compliance with the objectives of a PUD stated in Section 13.2 [EXCEPTION: PUDs in the W Water Recreation District], the eligibility requirements of Section 13.3.2, the criteria for approval in Section 13.6, and other criteria imposed by this Ordinance affecting the PUD under consideration.***