



MAYOR
ROBERT PORTER

CITY COUNCIL
CRAIG COVEY
T. SCOTT GALLOWAY
TOMIKO GUMBLETON
MICHAEL B. LENNON

CITY OF FERNDALE

300 EAST NINE MILE ROAD
FERNDALE, MICHIGAN 48220-1797

ferndale-mi.com



**"GOOD
NEIGHBORS"**

Planned Unit Development (PUD) Application

1. Identification

Applicant Name

Address

City/State/Zip Code

Phone ()

Fax ()

Interest in the Property (e.g. fee simple, land option, etc.)

Property Owner (if other than applicant)

Address

City/State/Zip Code

Phone ()

Fax ()

2. Property Information

Street Address

Sidwell Number

Legal Description

Zoning District

Area

Width

Depth

Current Use(s)

Zoning District of Adjacent Properties to the:

North

South

East

West

| | | | |
|--------------------------------|-------------------------------------|----------------------------|---|
| Assessor..... 546-2372 | Code Enforcement 546-2365 | Fire Dept..... 546-2510 | Recreation/Senior Citizens 544-6767 |
| Bldg. Inspector 546-2366 | Dept. of Public Works..... 546-2519 | Library 546-2504 | Recycling 546-2514 |
| Cable Coord. 546-2503 | Engineering 546-2514 | Personnel..... 546-2378 | Rental Enforcement 546-2379 |
| City Clerk..... 546-2384 | Fax No..... 546-2369 | Planning..... 546-2367 | Treasurer 546-2370 |
| City Manager..... 546-2360 | Finance 546-2376 | Police Dept 541-3650 | Water 546-2374 |

3. PUD Qualifying Conditions. In order to qualify for PUD approval, the applicant must demonstrate in writing that each of the following criteria will be met by the proposed PUD in accordance with Section 4.17.B in the Zoning Ordinance:

a. **Parcel Size.** PUDs shall be permitted on parcels larger than three (3) acres which front a public right-of-way.

b. **Unified Control of Property.** PUDs must be under single ownership or be planned and developed as a single integral unit.

4. Special Land Use Review. In addition to the preceding information, properties for which application for PUD approval is made shall also be subject to special land use review in accordance with the requirements of Section 4.17.C. of the Zoning Ordinance. Failure to obtain special land use approval will constitute denial of the PUD.

5. Site Plan Submittal. In addition to the preceding information, properties for which application for PUD approval is made shall also be subject to site plan review in accordance with the requirements of Section 3.03 of the Zoning Ordinance except that a preliminary, conceptual site plan of the proposed PUD shall be submitted to the Plan Commission prior to the submittal of a final site plan. This preliminary site plan shall include a general description of land uses, vehicular and pedestrian circulation, layout, and other major elements. Preliminary site plan approval shall not bind the City to grant subsequent approvals.

6. Site Development Requirements. All PUDs must be designed in accordance with the site development requirements as described in Section 4.17.E. of the Zoning Ordinance.

7. PUD Review Standards. The Plan Commission and City Council shall consider the following factors when reviewing an application for PUD approval:

- a. The standards for approval of Special Land Uses, set out in Section 3.04 of the Zoning Ordinance.
- b. Protection of the environment.
- c. General compatibility with adjacent land uses.
- d. Availability of public facilities and services.
- e. Protection of the public health, safety, and welfare.

