

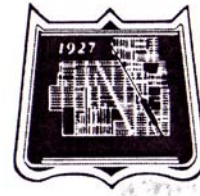
MAYOR
CRAIG COVEY

CITY COUNCIL
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T. SCOTT GALLOWAY
MICHAEL B. LENNON
MELANIE PIANA

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 Article 13 of 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 Article 12 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 Article 11 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 13.04 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 Article 12 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.

