



PLANNED UNIT DEVELOPMENT DESIGN GUIDELINES HOLLAND CHARTER TOWNSHIP

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Sec. 1 Purpose

These guidelines are intended to assist landowners and developers within Holland Charter Township who utilize the Planned Unit Development (PUD) provisions of the Township Zoning Ordinance. While only guidelines and not legal requirements, they do provide insight as to issues relating to PUD development and preferred design approaches within the Township.

PUD is regulated under Article 16 of the Township Zoning Ordinance. This Article permits flexible site planning and land use mixing on a given parcel of land. For example, instead of traditional lots in a low density residential district, a PUD may permit smaller lots with common open spaces or attached housing units while maintaining a density no higher than that permitted by the underlying zoning district. A PUD also permits mixed-use development in a residential district, meaning a mixture of housing types or a mix of residential and non-residential uses on the same parcel.

Clearly, the design and use flexibility afforded under PUD provisions are an attractive alternative to traditional zoning districts and rigid site and area requirements. However, PUD is not intended as a means to avoid the underlying zoning district density or use standards. It is intended to offer flexible site design, which results in a better, more attractive and compatible land development than if traditional zoning district standards were applied to the site.

A land development designated as a PUD is one in which a comprehensive and unified site plan for an entire tract of land is prepared, subject to approval of the Township. Typical PUD design characteristics are coordinated vehicle and pedestrian circulation, unified landscaping and buffer zones, and other site improvements resulting a visually pleasing and well-functioning physical development.

While not mandatory, these guidelines will be used by the Planning Commission in formulating a decision on each PUD application. As such, each applicant is advised to review the guidelines and, as applicable, make every effort to follow them in preparing the PUD plan.

Sec. 2 Residential Land Use

If a PUD plan proposes a reduction in residential lot size such that the aggregate area of all lots is less than would be provided by the underlying zoning district, additional land in the PUD should be dedicated to the common use of owners/residents of the PUD with an area large enough so as to not exceed the density limit of the underlying district and with a location and configuration as to offer viable and usable open space area.

Housing types may be detached single family, clustered and/or attached units.

Strip lots or dwelling units with separate driveways along any primary road or local through street are discouraged.

Whenever housing is proposed other than on lots with the minimum size required by the underlying zoning district, an area of common, private open space should be provided of an area approximately equal to the total lot area reduction.

Common open spaces should provide a usable space, not, for example, narrow ribbons within required setback areas. In no case should a common open space area be less than 15,000 square feet of contiguous land area.

Preservation of desirable environmental elements on a site such as woodlots, areas of significant relief affording good views, creeks, ponds, wetlands and similar natural assets is strongly encouraged.

PUD site design should provide open space along public roadways so as to maintain a natural character along road edges.

Access to common open space should be convenient to each dwelling unit via designated and improved pedestrian walkways.

Use of on-site water features, such as the creation of ponds for storm water sedimentation control as well as site aesthetics is encouraged.

Bonus density of up to 20% over that allowed in the underlying zoning district may be granted any PUD project which offers enhanced site amenities such as landscaping, surface water features, unified signage design, landscape buffers, improved open space or other site amenities.

Each residential PUD with private common areas or other common facilities requiring operation and management should have a property owners association created by appropriate legal documentation. The association should have perpetual responsibility for maintaining the private common area or other common facilities within the PUD.

Interior streets of a PUD may be public or private, but should be developed and constructed as to width of pavement, base, drainage and paving in accordance with the Ottawa County Road Commission requirements, unless waived by the Township for good cause shown.

Sec. 3 Office-Service Land Use

This type of PUD would be most suited as a transition between residential areas and commercial or industrial land uses.

When abutting any residential land use or zoning district, the PUD should provide for landscape buffers along the entire common boundary with the residential land use or zoning district. The visual screen or “greenbelt” should be of sufficient width and elevation so as to afford an effective visual barrier and transition between the land uses.

Lighting should be designed and located so as to prevent glare onto adjacent properties or nearby roadways and yet afford a well-lighted site.

All site signage should be uniform in design. Ground and wall signs are encouraged.

Street frontage should be landscaped except for curb openings. Paved area abutting a right-of-way is discouraged.

Sec. 4 Commercial Land Use

This type of PUD would be most suited as a transition between residential areas and commercial or industrial land uses.

When abutting any residential land use or zoning district, the PUD should provide for landscape buffers along the entire common boundary with the residential land use or zoning district. The visual screen or “greenbelt” should be of sufficient width and elevation so as to afford an effective visual barrier and transition between land uses.

Lighting should be designed and located so as to prevent glare onto adjacent properties or nearby roadways and yet afford a well-lighted site.

All site signage should be uniform in design. Ground and wall signs are encouraged.

Street frontage should be landscaped except for curb openings. Paved area abutting a right-of-way is discouraged.

Truck loading/unloading areas as required by Township ordinance or proposed on the site plan should be screened with a low height wall in combination with vertical evergreens (i.e., conifers, Hemlock or Juniper).

Driveways for center-type PUD commercial uses should be spaced at least 300 feet apart and include deceleration lanes. For small lot PUD commercial uses, no more than one driveway per 200 feet and not more than one per street frontage is recommended.

Architectural style is important. Brick, stone or lapboard is preferred. Masonry materials for one-story structures. Proposed multi-story structure architectural design should be presented along with the Preliminary PUD Site Plan.

Sec. 5 Industrial Land Use

This type of PUD would be most suited as a transition between residential areas and commercial or industrial land uses.

When abutting any residential land use or zoning district, the PUD should provide for landscape buffers along the entire common boundary with the residential land use or zoning district. The visual screen or “greenbelt” should be of sufficient width and elevation so as to afford an effective visual barrier and transition between land uses.

Lighting should be designed and located so as to prevent glare onto adjacent property or nearby roadways and yet afford a well-lighted site.

All site signage should be uniform in design. Ground and wall signs are encouraged.

Street frontage should be landscaped except for curb openings. Paved area abutting a right-of-way is discouraged.

Truck loading/unloading areas as required by Township ordinance or proposed on the site plan should be screened with a low height wall in combination with vertical evergreens (i.e., conifers, Hemlock or Juniper).

Architectural style is important. Brick, stone or lapboard is preferred materials for one-story structures. Proposed multi-story structure architectural design should be presented along with the Preliminary PUD Site Plan.

All exterior equipment or materials storage areas should (1) be effectively screened with evergreens (4” – 6” diameter, 6’ minimum height) and (2) be located on land opposite public road right-of-way and behind the front wall of the principal building.

It should be demonstrated that site environmental conditions associated with the PUD would not cause a nuisance or be materially detrimental to adjoining property.

Driveways should be located on-site to prevent (1) undue visual exposure, and (2) excess vehicle noise to adjacent properties.

Sec. 6 Mixed Land Use

PUD development containing a mix of land use types should recognize the need for adequate spatial and buffer separations internally.

Parking areas for office, service, commercial or industrial use should be completely screened from view from residential land uses or zoning districts, both within and external to the PUD.

Sec. 7 Relationship of PUD to Adjoining Properties

The PUD plan should provide adequate perimeter setbacks, taking into consideration established uses on adjoining lands, the size and height of PUD buildings, relative grades, location of interior streets, drives and parking areas in the PUD, existing and proposed vegetation and the need to assure quiet enjoyment of adjoining properties in residential areas.

Whenever a land use is proposed with a high noise level potential, the applicant should provide appropriate evidence that the actual noise level will not present a nuisance to adjacent properties and residences. Absent such proof, the PUD will not be approved.

All utilities within the PUD development should be underground.

Drainage may be either closed pipe or open ditch with outlet approved by the Ottawa County Drain commissioner. All drainage systems should be designed to control sedimentation into natural lakes and streams.

All outdoor loading/unloading areas, service areas, mechanical equipment, refuse or material handling areas and similar activities should be fully screened from view of adjacent property.

Sec. 8 Access and Circulation

Each PUD preliminary plan should be submitted to the Ottawa County Road Commission for review and comment regarding (1) volume/capacity of adjacent roadways serving the PUD, (2) need for lane improvements, and (3) acceptability of proposed driveway locations.

Driveway design should be in accordance with the Holland Charter Township ordinance.

Parking on-site should be in accordance with Township zoning ordinance parking requirements or be based on the most recent edition of the Institute for Transportation Engineer's Parking Generation Manual.

Loading/unloading spaces should be effectively screened from adjoining properties and public right-of-way by an opaque wall or fence or by evergreen plant materials.

On-site parking areas should include at least 10% of the total parking area in landscaping. The landscaping should be protected by raised curb or bumper blocks.

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Refuse containers and/or storage areas should be fully screened from view to a height of 6 feet. Method and materials used for the screening should be indicated on the PUD plan.

Outdoor storage, if permitted, should be effectively screened by permanent fencing in combination with plant materials.

All outdoor lighting should be positioned and designed so as not to shine, reflect or glare onto adjacent properties or to interfere with the operation of motor vehicles by directly shining onto a roadway. All lighting fixtures should be hooded to prevent direct lighting onto a public street or adjacent parcel.

Each PUD should be under single ownership and control such that a single person or entity has responsibility for implementation and completion of the PUD. Change in control or ownership is not prohibited, but written notice of the change should be given to the Township.

A PUD should not result in any material negative impact on the neighborhood or immediate lands.

The sole reason for permitting a PUD development is to achieve land development practices superior to those possible in the underlying zoning district.

Whenever an extractive use is contemplated in connection with a proposed PUD, the PUD plan should include an excavation/reclamation/restoration plan of sufficient detail to determine that the area of excavation and environs will become suitable for the intended use. The reclamation plan should provide estimated quantity of materials to be excavated and moved/removed on site and a timetable for completion of all work needed to prepare the site for the uses presented in the PUD plan.

Provision should be made on the site plan for future street extensions onto adjoining undeveloped property whenever the Township deems future interior vehicle circulation necessary for proper future development.