



APPLICATION FOR PLANNED UNIT DEVELOPMENT AND PRELIMINARY DEVELOPMENT PLAN APPROVAL

353 North 120th Avenue · Holland, MI 49424 · Phone: 616.395.0151 · www.hct.holland.mi.us

Applicant Information

Contact Name _____

Company _____

Address _____

Phone _____

Email _____

Owner Information

Contact Name _____

Company _____

Address _____

Phone _____

Email _____

Plan Preparer Information

Contact Name _____

Company _____

Address _____

Phone _____

Email _____

Property Information

PUD Project Name _____

Address or Location _____

Parcel Number 70 - 16 - _____ - _____ - _____

Zoning District _____

Acreage of Parcel _____

Acreage to be Developed _____

Present Use (s) _____

Description of Proposed Use (attach additional pages as needed): _____

I hereby attest that I have read and understand the PUD application form, submittal procedures, and the general standards for approval, and that the information on the materials submitted are true and accurate, and I hereby agree to all the terms, standards, conditions and other Holland Charter Township requirements.

Signature of Applicant

Date

Signature of Owner

Date

DO NOT WRITE BELOW THIS LINE

Date Received _____ Amount of Fee Paid \$ _____ Check No. _____

Planning Commission 1st Discuss on ____/____/____ Planning Commission Action on ____/____/____

Application Accepted by _____

Preliminary PUD Submittal Procedures

The owner and/or Applicant shall attend a pre-application conference with the Zoning Administrator to review the concept and determine the eligibility of the request.

Eligible requests may be submitted to the Zoning Administrator no later than four (4) weeks prior to the hearing date with the Planning Commission. Each request shall include a hearing fee of \$600.00 and eleven (11) complete copies of:

1. This application;
 - a. One (1) original signature copy of the application must be submitted; the other ten (10) may be copies.
 - b. The Owner and Applicant must sign the preliminary application. In the event that the Developer of project is not currently the Owner of record for the property, proof that the Owner of record agrees to the PUD must be submitted in written form.
2. The preliminary development plan including the required content noted in Section 16.5.B. One (1) set of plans shall bear the original seal and signature of the architect or engineer who prepared them; the other ten (10) may be copies.
3. A narrative statement clearly captioned NARRATIVE STATEMENT;
 - a. The document must describe the overall objective of the development and how submission satisfies the intent, qualifying conditions, and standards of approval for a PUD.
4. An electronic copy of the entire submittal on CD or other file sharing device.

Any PUD submission found to be deficient shall be rejected and will not be scheduled for Planning Commission review.

ALL pages of ALL documents submitted in conjunction with the preliminary PUD shall be labeled with the following (in addition to any other labeling requirement):

PRELIMINARY PUD
(Project Name)
(Date and revised date(s), if applicable)
(Page __ of __)

Rolled documents shall not be accepted. All documents must be folded to a size no larger than 9" x 12". If submittal contains multiple documents, the documents must be collated into "packets". Each packet shall be secured by clips, or rubber bands if necessary.

The Owner and/or Applicant are required to be present at the scheduled public hearing to present your application.

Preliminary PUD Standards of Approval (Section 16.8)

A preliminary PUD development plan shall only be approved if it complies with each of the following standards as well as applicable standards established elsewhere in this article:

- A. Intent and Qualification. The proposed PUD complies with the intent and the applicable qualifying conditions of Sections 16.1 C and 16.2 C of this article, respectively.
- B. Uses. The uses conducted within the proposed PUD, the PUD's impact on the community, and other aspects of the PUD are consistent with the Holland Charter Township Comprehensive Plan.
- C. Design. The proposed PUD shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment, and the capacity of public services and facilities affected by the development.
- D. Character. The PUD shall not change the essential character of the surrounding area.
- E. Impact. The PUD shall not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, or glare.
- F. Public Service Capacity. The PUD shall not place demands on public services and facilities more than current or anticipated future capacity.
- G. Utilities. Underground utilities, including telephone and electrical systems, are required within the limits of all PUDs. Appurtenances to these systems, which can be effectively screened, may be exempt from this requirement if the Planning Commission finds that such exemption will not violate the intent or character of the proposed planned unit development.