

City of Taylor Planning Department

PLANNED UNIT DEVELOPMENT REVIEW

Procedures

The Planned Unit Development (PUD) is intended as a development option to provide a degree of flexibility in the regulation of land development and the arrangement of uses. Through this option, more creative approaches to development can be utilized which take better advantage of the special characteristics of the land than would be possible through the strict enforcement of the underlying zoning. The object of the PUD is to:

- (a) Encourage innovation in land use and variety in design, layout and type of structures constructed.
- (b) Achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities.
- (c) Permit flexibility in the placement, lot area and building type regulations, and combination of uses while assuring the application of sound site planning standards.
- (d) Encourage the provision of useful open space and more extensive landscaping.
- (e) Provide opportunities for improvements to public streets or facilities, pathways, and natural storm water systems.
- (f) Promote the development of walkable, mixed-use developments that will result in more sustainable and healthy neighborhoods.

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- (f) Promote the development of walkable, mixed-use developments that will result in more sustainable and healthy neighborhoods.
- (g) Achieve consistent and coordinated site design (lighting, signs, building design, etc.), and high quality architectural design and materials.
- (h) Encourage the use, reuse, and improvement of existing sites.
- (i) Encourage the use and improvement of land where site conditions make development under conventional zoning difficult and less desirable.

Pre-application Conference

A potential applicant for PUD Plan Review must request a pre-application meeting with the Planning Department Staff prior to filing an application. The purpose of this meetings is to provide the potential applicant with information regarding land development policies, procedures, standards, and requirements of the city in terms of the proposed development.

Concept Plan Review

Prior to making a formal application, a concept plan for the proposed PUD project, meeting the requirements of Section 22.08(a) *Conceptual Plan Requirements*, shall be presented to the Planning Commission. No formal action shall be taken on the PUD as the concept plan is intended to give the applicant direction on the merits of the PUD proposal. The concept plan review does not constitute any form of approval of the PUD or the Preliminary Site Plan. This process is intended to give the applicant an indication of the issues and concerns that must be resolved prior to the preliminary PUD submittal.

PUD Rezoning & Preliminary Plan Review

The establishment of a PUD is an amendment to the zoning map creating a PUD overlay district. Applicant shall apply for PUD rezoning in accordance with Article 27 *Amendments to the Ordinance* and Preliminary Site Plan Review per Section 22.08(b). Upon receipt of these applications, the request will be referred to the Planning Commission for a Public Hearing to consider the PUD rezoning and preliminary site plan. The draft PUD Agreement will be reviewed along with the preliminary site plan. Planning Commission will make a recommendation to City Council on the PUD rezoning, preliminary PUD site plan and development agreement.

City Council Action

Upon receipt of recommendation from Planning Commission the City Council shall hold a public hearing at the second reading of the consideration of the PUD rezoning, preliminary site plan and development agreement. The City Council may postpone, approve, approve with conditions, or deny the PUD based on the provisions of Article 27

Council shall hold a public hearing at the second reading or the consideration of the PUD rezoning, preliminary site plan and development agreement. The City Council may postpone, approve, approve with conditions, or deny the PUD based on the provisions of Article 27. Once the PUD is approved by City Council the petitioner shall have 18 months from the date of approval to obtain final site plan approval.

Final Site Plan Approval

A final PUD site plan for the phase or area to be constructed shall be submitted to the Planning Commission for review and approval, or in the case of plats or condominiums recommendation to the City Council.

Approval of the PUD site plan shall be effective for a period of 18 months. Failure to complete substantial construction in that period shall void the rezoning, which will revert back to its previous zoning and revoke the site plan approval.

Performance Guarantee

To insure compliance with the Zoning Ordinance and any condition imposed thereunder, the Planning Commission may require that a cash deposit, certified check, or irrevocable letter of credit, covering the estimated cost of improvements associated with the project be deposited with the City to insure that the improvements are completed, per Section 25.08 of the Ordinance.

Engineering

After Planning Commission final approval, final plans are submitted to Wade-Trim, the City's consulting engineer, for review. Submitted should include a construction cost estimate and a review fee. No building permits will be issued until the engineering approvals have been obtained. Building permits are issued by the Building Department.

Planning Department

Lora Fell
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[734] 374-1572
lfell@ci.taylor.mi.us.

Administrative Review Committee

Planning
Ms. Lora Fell, Planning & Zoning Supervisor

Engineering Consultant
Ms. Kelly McRobb-Ackland, Wade-Trim

Building
Mr. Jesse Harrington, Building Inspector/Plan Review



visor
[734] 374-1572
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Building
Mr. Jesse Harrington, Building Inspector/Plan
Review

Police
John Blair, Ted Michowski

Fire
Mr. John Hager, Fire Marshal

PUD REVIEW PROCESS

PRELIMINARY MEETING WITH PLANNING DEPARTMENT



CONCEPT PLAN REVIEW AT PLANNING COMMISSION



PRELIMINARY PLAN & REZONING SUBMITTED

ADMINISTRATIVE REVIEW
TUESDAY 9:30AM



COMMENTS ARE RETURNED TO APPLICANT FOR REVISION OF SITE PLANS (RESUBMITTAL) OR FORWARDED TO PLANNING COMMISSION
(timeframe dependant on applicant's revision/resubmission)
(must be advertised 15 days prior to PC meeting-allow 2 1/2 weeks for ad time)



PC MEETING / PUBLIC HEARING—REZONING, SITE PLANS - RECOMMENDATION IS MADE TO CITY COUNCIL



CITY COUNCIL FOR 1ST READING OF REZONING



CITY COUNCIL FOR 2ND READING OF REZONING (PUBLIC HEARING) ACTION ON REZONING, SITE PLAN & DEVELOPMENT AGREEMENT. IF APPROVED PETITIONER MUST SUBMIT FINAL PLAN TO PC WITHIN 18 MOS.



PC MEETING—FINAL APPROVAL OF PUD, IF PLATS OR



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PC MEETING—FINAL APPROVAL OF PUD, IF PLATS OR CONDOS RECOMMENDATION TO CITY COUNCIL FOR FINAL

**PETITIONER SUBMITS PERFORMANCE GUARANTEE,
ENGINEERING PLANS TO WADE-TRIM & BUILDING PLANS TO
BUILDING DEPARTMENT, APPLIES FOR ALL PROPER PERMITS**