



ROBINSON TOWNSHIP

Ottawa County

12010 – 120th Avenue, Grand Haven, Michigan 49417

PLANNED UNIT DEVELOPMENT APPLICATION CLUSTERED RESIDENTIAL USE

For an application to be considered complete, all requested information must be provided. If an item is not applicable to your application, please state “not applicable” and provide an explanation why it is not applicable.

- **Initial Review Body:** Planning Commission
- **Meeting Frequency:** Fourth Tuesday of every month
- **Application Deadline:** Thirty (30) calendar days prior to the fourth Tuesday meeting at which you desire your application to be considered.
- **Township Office Review:** Following review by township personnel, if any required materials are deemed missing the applicant will be notified and must provide said material, which must result in a complete application at least twelve (12) business days prior to said meeting for consideration.
- **The following application provides excerpts from the Robinson Township Zoning Ordinance regarding Planned Unit Developments, for convenience only. Some requirements may not be repeated here. As a result, we request you seek a copy of the Robinson Township Zoning Ordinance and Robinson Township Earth Change Ordinance in their entirety, with the application of specific attention to Chapter 20 regarding Planned Unit Developments within the Zoning Ordinance.**

**DO NOT DISCARD THIS PAGE
YOU MUST SUBMIT THIS PAGE WITH YOUR APPLICATION**

For office use

Date Received: _____ Payment of: _____ Via Check: _____ Cash: _____



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APPLICATION FEE: \$1,500 + ESCROW

(Escrow fees cover additional Township expenses. Unused portion of an escrow account is returned to the applicant)

SECTION 3.23 - CLUSTERED RESIDENTIAL DEVELOPMENT.

A residential development, contingent upon Planned Unit Development rezoning and specific approval of the development by the Township Board, consisting of two (2) or more detached one-family and/or two-family dwellings located upon platted lots or condominium sites, predominately all of which condominium sites or lots are smaller than would be required by the underlying zoning district before the property was rezoned to the Planned Unit Development Zoning District and none of which sites or lots exceed three (3) acres in area.

SECTION 20.10 - MINIMUM SIZE

The proposed area of land for a Clustered Residential Use Planned Unit Development shall be no less than forty (40) acres.

SECTION 20.3 - PROCEDURES

Planned unit developments shall be approved in accordance with the procedures and requirements hereinafter specified. Any lot or parcel of land or portion thereof is eligible for Planned Unit Development Zoning District rezoning, provided it meets the minimum size specified. The Planning Commission in making its report and recommendation to the Township Board as provided in Section 20.6 hereinafter and the Township Board in granting or denying approval of the Planned Unit Development Zoning District as provided in Section 20.9 hereinafter shall each consider the following standards.

- (A) Whether the proposed planned unit development is consistent with and promotes the intent and purpose of this Ordinance and the considerations referenced in Section 20.1 hereinbefore.
- (B) Whether the proposed planned unit development is compatible with adjacent uses and population densities of land, adjacent concentrations of populations, the natural environment, and the capacities of public services and facilities affected by the planned unit development.

- (C) Whether the planned unit development is consistent with the public health, safety, and welfare of the Township.
- (D) Whether the planned unit development is compatible with the Township's Master Land Use Plan and existing zoning.
- (E) Whether the planned unit development meets the requirements, terms and conditions of the Robinson Township Earth Change Ordinance, as amended, as if the Earth Change Ordinance applied to the planned unit development.

SECTION 20.4 - PRELIMINARY DEVELOPMENT PLAN

Applicants for Planned Unit Development Zoning District rezoning shall prepare and submit fifteen (15) copies of a preliminary development plan for the planned unit development. This development plan shall set forth, in general terms, the proposed uses to be developed in the planned unit development and the following specific information.

- (A) Legal description of the land included in the Planned Unit Development Zoning District.
- (B) Small-scale sketch of properties, streets, and uses within one-half (1/2) mile of the proposed Planned Unit Development Zoning District.
- (C) A map to scale showing any existing or proposed arrangement of:
 - (1) Streets;
 - (2) Lots, condominium sites, buildings and structures;
 - (3) Access points;
 - (4) Other transportation arrangements;
 - (5) Buffer strips or common areas such as recreational grounds, nature preserves or open space easements; and
 - (6) Any on-site sewage treatment facilities and water supplies; proposed routing of transmission or distribution systems of any utilities; location of any water retention facilities (i.e., storm water); underground utilities, including without limitation electric and telephone.
- (D) A narrative describing:
 - (1) The overall objectives of the planned unit development;
 - (2) Method of financing;

- (3) Number of acres allocated to each use;
- (4) Gross and net densities of each use (density shall be calculated using methods of greatest applicability to each use and net density shall be calculated to most closely reflect only those areas clearly assigned and usable by each use);
- (5) Proposed method of providing necessary sewer and water services, as well as other public and private utilities; and
- (6) Proposed method of providing storm drainage.

SECTION 20.7 - FINAL DEVELOPMENT PLAN SUBMISSION

After receiving the recommendation of the Planning Commission on the preliminary development plan, the applicant shall submit fifteen (15) copies of the final development plan.

Simultaneously, with the submission of a final development plan, the applicant shall submit an application for rezoning (please see Zoning Administrator for application) requesting that the land included in the final plan for the planned unit development be rezoned to the Planned Unit Development Zoning District.

SECTION 20.8 - FINAL SITE PLAN CONTENT

The final development plan shall comply with the requirements for a detailed site plan, as such requirements are set forth in Section 31.7 of this Ordinance (Please see Zoning Administrator for a copy of Section 31.7). The final development plan shall also provide the following information.

- (A) The plan shall state if any of the present buildings are non-conforming.
- (B) The plan shall show each tree over twelve (12) inches in diameter measured at a point five (5) feet off the ground.
- (C) The plan shall show the location of all lot lines or condominium sites.
- (D) The plan shall show the gross area in buildings and the parking ratios.
- (E) The plan shall describe all of its aspects which might have an adverse effect on public health, safety and welfare.
- (F) The plan shall include a copy or detailed summary of any proposed easements, restrictive covenants, condominium master deeds, maintenance agreements or other similar legal documents pertaining to significant improvements or proposals of the development.

- (G) The plan shall include additional information which the Planning Commission or the Township Board may request which is reasonably necessary to evaluate the proposed planned unit development and its effect on the surrounding neighborhood and the Township in general.

SECTION 20.16 - CLUSTERED RESIDENTIAL DEVELOPMENTS – GENERAL PROVISIONS

Clustered residential developments are permitted planned unit developments provided they are in conformance with all State statutes and regulations governing clustered residential developments and the regulations of this Ordinance.

- (A) **FIRST OCCUPANCY.** At first occupancy, the infrastructure of the entire development, or any approved phase thereof, shall be complete. The infrastructure includes all roads, accesses, utilities, sidewalks, lighting, screening, storm drainage, or other features which are intended for general use within the development.
- (B) **MAXIMUM DENSITY.** The maximum number of condominium sites or lots within a clustered residential development which are used for one-family dwellings shall be equal to the net area (in square feet) divided by the minimum area for a lot in the underlying zoning district before the property is rezoned to the Planned Unit Development Zoning District. The maximum number of condominium sites or lots within a clustered residential development which are used for multiple-family dwellings for two (2) families shall be equal to the net area (in square feet) divided by twice the product of the minimum depth and the minimum width for a lot in the underlying zoning district before the property is rezoned to the Planned Unit Development Zoning District. Net area is the total or gross area of the clustered residential development, including street rights-of-way but excluding: navigable waters, land within the one hundred (100) year flood plain, and designated wetlands under State law or Federal law or Township ordinance. If a clustered residential development includes both one-family dwellings and multiple-family dwellings for two (2) families, the net area for computing the maximum number of condominium sites or lots which are used for one-family dwellings shall exclude the net area used for multiple-family dwellings for two (2) families; in that same event, the net area for computing the maximum number of condominium sites or lots which are used for multiple-family dwellings for two (2) families shall exclude the net area used for single-family dwellings.
- (C) **LANDSCAPED BUFFER.** A one hundred (100) foot landscaped buffer shall be maintained around the entire perimeter of the clustered residential development. Yards of a condominium site or lot may not be included in the area required for a landscaped buffer.
- (D) **MINIMUM CONDOMINIUM SITE OR LOT AREA.** Each clustered residential development shall be developed with not less than fifteen thousand (15,000) square feet per condominium site or lot for a one-family dwelling and not less than thirty thousand (30,000) square feet per condominium site or lot for a multiple-family dwelling for two (2) families.

- (E) **MINIMUM CLUSTERED RESIDENTIAL DEVELOPMENT DWELLING SIZE.** The minimum floor area is one thousand eighty (1080) square feet for any one-family dwelling of two (2) bedrooms or less, outside dimensions, at the first floor level exclusive of attached garages, unenclosed porches or other accessory structures. The minimum floor area is increased by one hundred twenty (120) square feet for each bedroom in excess of two (2).

The minimum floor area is one thousand eighty (1080) square feet for each dwelling contained within a multiple-family dwelling for two (2) families of two (2) bedrooms or less, outside dimensions, at the first floor level exclusive of attached garages, unenclosed porches or other accessory structures. The minimum floor area is increased by one hundred twenty (120) square feet for each bedroom in excess of two (2).

- (F) **REQUIRED YARDS.** The required front yard of each one-family dwelling or multiple-family dwelling for two (2) families on a condominium site or lot shall be forty (40) feet as measured from the condominium site or lot front line to the nearest wall of the dwelling (i.e., seventy-three [73] feet as measured from the center line of the street to the nearest wall of the building, if the street is located on a sixty-six [66] feet right-of-way). Each required side yard of the condominium site or lot shall be no less than ten (10) feet as measured from the condominium site or lot side line to the nearest side wall of the one-family dwelling or multiple-family dwelling for two (2) families. Each required rear yard of the condominium site or lot shall be no less than twenty-five (25) feet as measured from the condominium site or lot rear line to the nearest rear wall of the one-family dwelling or multiple-family dwelling for two (2) families.
- (G) **CORNER CONDOMINIUM SITES OR LOTS.** Where a condominium site or lot is bounded by two (2) streets, the front yard requirement shall be met for each street. No fence, structure or planting over thirty (30) inches in height shall be located within the required front yards of any corner condominium site or lot.
- (H) **STREET REQUIREMENTS.** Each street which provides or may provide access to one (1) or more principal buildings, including one-family dwellings or multiple-family dwellings for two (2) families, shall meet the following conditions.

- (1) The street shall be constructed in a good and workmanlike manner upon and be bisected by the center line of an easement which is established by a duly recorded conveyance and which is not less than sixty-six (66) feet in width for its entire length.
- (2) The street shall be constructed so as to sufficiently control storm water runoff and permit effective storm water drainage, such as by means of ditches constructed parallel to and on either side of the street, by sloping the sides of the street from the center thereof, or by other effective methods.

- (3) The street shall have a sand and gravel base of not less than twelve (12) inches in depth of which not less than six (6) inches in depth shall be only gravel.
 - (4) The street shall have a road bed not less than twenty-four (24) feet wide for its entire length.
 - (5) The street shall be constructed over adequate culverts where necessary and as may be required by the Ottawa County Road Commission (or as would be required by the Ottawa County Road Commission if the street were a public rather than a private street).
 - (6) The street shall be covered with bituminous blacktop paving material of not less than one and one-half (1-1/2) inches in depth at any point and of not less than twenty (20) feet in width for its entire length (alternate hard surfaces will be allowed following submission to and approval by the Township Board).
 - (7) The street shall be subject to a joint maintenance agreement among the condominium site or lot owners (this joint maintenance agreement must be acceptable to the Township Board and recorded with the Ottawa County Register of Deeds).
- (I) **PARKING AND SIDEWALKS.** Two (2) parking spaces shall be provided for each dwelling on a condominium site or lot. If on-site vehicle parking is provided, the parking spaces may either be in tandem or side by side. If in tandem, the width shall be not less than ten (10) feet and the combined length shall not be less than forty (40) feet. If side by side, the combined width of the two (2) parking spaces shall be not less than nineteen (19) feet and the combined length shall not be less than twenty (20) feet. Under either alternative, the length shall be measured from the curb or inner walkway edge. Each parking space shall be conveniently located in relation to the one-family dwelling or multiple-family dwelling for two (2) families for which it is provided and shall be similarly constructed in accordance with current construction standards and specifications for subdivision streets of the AASHTO; provided, however, that not less than a two (2) inch bituminous aggregate surface shall be required in any event. If sidewalks are provided to facilitate pedestrian movement within the clustered residential development, such sidewalks shall be a minimum of three (3) feet in width and shall consist of three (3) inches of concrete in thickness.
- (J) **ACCESS FROM MAJOR STREETS.** Each clustered residential development shall have one (1) or more access streets that enter from a paved local or primary road which does not lie within a platted subdivision.
- (K) **SIGNS.** A maximum of one (1) identification sign is allowed at each access point to the clustered residential development. Each sign shall not exceed thirty (30) square feet in area and shall not be illuminated by any light source other than a continuous

indirect white light. In those cases where signs are intended to be read from both sides, the total area of any one (1) side shall not exceed thirty (30) square feet.

- (L) UNDERGROUND UTILITIES. All public and private utilities, including central television antenna cables, in any clustered residential development shall be installed underground.
- (M) REFUSE DISPOSAL. Each clustered residential development shall provide an effective system of garbage and rubbish storage, collection, and disposal approved by and satisfactory to the Ottawa County Health Department in accordance with Michigan Department of Public Health standards.
- (N) DRAINAGE. An adequate storm drainage system, including necessary storm sewers, drain inlets, manholes, culverts, bridges, and other appurtenances, shall be provided in all clustered residential developments. All proposed storm drainage systems and construction plans for clustered residential developments shall be approved by the Ottawa County Drain Commissioner and shall be in accordance with Michigan Department of Public Health standards.
- (O) STORAGE AREAS. Accessory buildings, if erected or moved upon any condominium site or lot, shall be situated within the rear yard.
- (P) RECREATIONAL VEHICLE STORAGE. The outdoor storage of campers, trailers, motor homes, boats, snowmobiles and other vehicles ordinarily towed or driven for a recreational purpose is specifically prohibited in all clustered residential developments, except in a storage area. A storage area shall be screened by a solid type fence five (5) feet in height around its perimeter or by some other screening device which is approved by the Township Board as part of its approval of the planned unit development.
- (Q) OPEN SPACE AREA. Each clustered residential development shall include an open space area or areas equal in size to no less than fifty (50) percent of the development's gross acreage. Yard s on condominium sites or lots may not be used for the required open space areas. All open space areas shall be centrally located, well drained, and available to all residents of the clustered residential development.
- (R) ZONING DISTRICT. Unless otherwise provided, the clustered residential development shall comply with the requirements of the Zoning District deemed most appropriate by the Township Board.