



# ROBINSON TOWNSHIP

Ottawa County

12010 – 120<sup>th</sup> Avenue, Grand Haven, Michigan 49417

## PLANNED UNIT DEVELOPMENT APPLICATION RECREATIONAL 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:** Twenty-one (21) 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 seven (7) 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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## PLANNED UNIT DEVELOPMENT APPLICATION RECREATIONAL USE

APPLICATION FEE: \$1,500 + ADDITIONAL EXPENSES

### SECTION 20.10 - MINIMUM SIZE

The proposed area of land for a Recreational Use Planned Unit Development shall be no less than seven (7) 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 (½) 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.