

PLANNED DEVELOPMENT

PRE - APPLICATION SUBMISSION AND REVIEW OF QUALIFICATIONS

City Of Evart, Osceola County, Michigan
5814 100th Avenue, Evart Mi 49631

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Permit Number: _____



Application Number:

OWNER INFORMATION (Please Type or Print Clearly)

Name: _____ Phone: _____

Mailing Address: _____

City _____ State _____ Zip _____

Email Address: _____

APPLICANTS INFORMATION

Name: _____ Phone: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Email Address: _____

PROPERTY INFORMATION (Please Type or Print Clearly)

Address: _____

Parcel #: _____ Current Zoning: _____

If this project is one phase of a larger development and/or property subject to an **existing/previous Site Plan Review, Special Use Permit, or Variance, what is/are the applicable permit number(s)?:**

Proposed Use/Change to Property: _____

Estimated Start and Completion Dates of Each Phase: _____

CRITERIA OF QUALIFICATION

All Planned Development applications shall include a written narrative demonstrating how the project meets the following criteria:

Scope of Authority - Uses

- The proposed uses, within the context of the overall development plan, are harmonious and compatible with the planned uses of the site and the surrounding area, as provided for within the master plan;
- The proposed density is in accordance with the policies and objectives set out in the master plan;
- Areas where the surrounding lands have been substantially developed in accordance with a particular land use character, pattern and density, the planned unit development shall be consistent and compatible with that existing land use character, pattern and density.

Scope of Authority - Dimensional Standards

- A planned unit development may alter and establish lot size limits, required facilities, buffers, open space areas, density limits, setback requirements, height limits, building size limits, off- street parking regulations, landscaping rules, miscellaneous regulations, and intensity limits where such regulations or changes are consistent with the intent of this section and the standards set forth herein.

Objectives

- To permit flexibility in the regulation of land development;
- To encourage innovation in land use and variety in design, layout, and type of structures constructed;
- To achieve economy and efficiency in the use of land, natural resources, energy, and the providing of public services and utilities;
- To encourage useful open space; to provide improved housing, employment, and shopping opportunities particularly suited to the needs of the Region;
- To encourage the innovative use, re-use, and improvement of existing sites and buildings; and
- To permit development in accordance with the policies and objectives of the Master Plan.

Criteria

- The uses will be compatible with the natural environment, and with adjacent and surrounding land uses and properties, and will not have an adverse economic, social or environmental impact on adjacent and surrounding land uses and properties;
- The uses will be compatible with the capacity of existing public services and facilities, or of planned and feasible future public services and facilities, and such use is consistent with the public health, safety and welfare of the City residents;
- The uses and development are warranted by the design of additional amenities made possible with, and incorporated by, the development proposal;
- Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil disturbance and removal;
- Existing important natural, historical and architectural features within the development shall be preserved;
- Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings;

- With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, minimizing potential motorized/non-motorized conflict points, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as is practicable, do not detract from the design of proposed structures and neighboring properties;
- Landscaping is provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and, where applicable, to create a pleasant pedestrian scale outdoor environment;
- The development consolidates and maximizes usable open space;
- The benefits of the development are not achievable under any single zoning classification; and
- The development is compatible with the intent and purpose of the adopted master plan.

PLANNING COMMISSION REVIEW

Generally - Final review shall address all conditions imposed by the Planning Commission and/or City Council in the preliminary decision on the planned unit development. Applications for final review and decision shall not be considered until all conditions have been addressed.

Completeness Review - The Zoning Administrator or Planner of Record shall conduct a completeness review to determine that all conditions of the preliminary decision have been addressed. No application shall be referred to the Planning Commission until this standard has been satisfied. The appellate agency for purposes of this completeness review is the Planning Commission. Upon certification by the Zoning Administrator or Planner of Record that all requirements of the preliminary recommendation have been satisfied, the application shall be referred to the Planning Commission for its final review and recommendation.

Planning Commission

- The Planning Commission may hold a public hearing on such application for final review and decision.
- After review, the Planning Commission shall transmit its final recommendation to the City Council to approve, approve with final conditions, or deny the request.

City Council

- The City Council shall hold a public hearing on the application for final review and decision.
- Following review and public hearing, the City Council shall deny, approve, or approve with final conditions the request for final planned unit development approval. Approval of a planned unit development shall be incorporated in a Report and Decision Order that shall include the decision, the basis for the decision and any final conditions imposed.

FEES ACKNOWLEDGMENT

No fee is necessary at the time of a Planned Development pre-application submission and review of qualifications. If preliminarily approved, the applicant will submit a Planned Development fee consistent with the City of Evert Fee Schedule at the time of the submission of Planned Development Plan and Application Materials.

AFFIDAVIT

The undersigned affirms that he/she is the _____ (owner, agent, lessee, or other interested party) involved in this petition and that the foregoing answers, statements and information are in all respects true and, to the best of his/her knowledge, correct. By making this application, the undersigned grants all officials, staff and consultants of the City of Evert access to the subject property as required and appropriate to assess site conditions in support of a determination as to the suitability of the proposed project and/or current or future Planned Development and Zoning Ordinance compliance.

Signed: _____ Date: _____

Print Name: _____

NOTES BELOW - FOR CITY USE ONLY