

CHAPTER 11

PUD – Review Standards

Section 11.1 Planned Unit Development - General Review Standards

This Chapter shall only apply to the Planned Unit Development (PUD) zoning district. This Chapter shall also govern the review standards for rezoning to the PUD-MR, PUD-LSP, PUD-BT and PUD-OSP zoning districts except where the chapters governing those Planned Unit Developments expressly provide otherwise. The Township Board and Planning Commission shall use the following standards in reviewing a Planned Unit Development rezoning request.

- A. **Consistency with Master Plan and Zoning Ordinance:** The Planned Unit Development must further the goals and objectives of the Township Master Plan and must be consistent with it. It must also be consistent with the intent and purpose of this Zoning Ordinance.
- B. **Aesthetics:** The Planned Unit Development must be aesthetically pleasing and be an integrated development with respect to building facades, building materials, landscape and berming, noise and visual screening mechanisms, and signs. It should contribute to creating a distinctive attractive community with a strong sense of place.
- C. **Compatibility with Adjacent Uses:** The Planned Unit Development must be compatible with surrounding uses. Efforts must be made to reduce any adverse effects on surrounding uses.
- D. **Density:** The density requirements of the proposed Planned Unit Development shall be based on the underlying land use district in the Master Plan. The Township Board, upon recommendation of the Planning Commission, may vary the density requirements if doing so would result in a development that better achieves the intent of the Master Plan.
- E. **Traffic:** The Planned Unit Development shall be designed to minimize the effect of traffic generated by the proposed development on surrounding uses. Consideration should be given to:
 - 1. The amount and type of traffic generated by the proposed project and capacity of existing and proposed streets to safely absorb that additional traffic.
 - 2. Whether the streets and pedestrian walkways within each project are designed to facilitate safe pedestrian and vehicular traffic flow patterns.
 - 3. All points of ingress and egress to the project shall be located and designed to maximize safety.
- F. **Protection of Natural Environment:** Each project shall be designed to minimize adverse effects on the environment. Special emphasis shall be placed on maintaining the quality of air, soils, groundwater, streams, wetlands, and rivers.

- G. **Schools:** Whether a project can be served by existing schools and school related facilities and the impact upon schools if the property is developed in accordance with the Planned Unit Development plans or in accordance with the conventional zoning district requirements shall both be considered. In addition, streets and pedestrian walkways shall be designed and located in any project to facilitate the ability of students to make the best and safest use of existing schools and school related facilities.
- H. **Public Facilities:** The Planning Commission shall consider the impact a project will have on:
1. Public safety and protection services.
 2. Water and sewer facilities.
 3. The costs for such services.
- Each project shall be designed and located so as to facilitate use of, access to, or the logical expansion or extension of existing facilities in order to minimize any adverse financial or other impact upon the Township and to promote public health and safety.
- I. **Water, Sewer, and Drainage Systems:** A Planned Unit Development shall be served by a public or private water and sanitary sewer systems. The Kent County Health Department and/or the Township Engineer must approve the systems. A PUD shall also have a drainage system for surface water run-off which the Kent County Drain Commission and / or the Township Engineer must approve.
- J. **Open Space:** The Planning Commission and Township Board should consider whether the PUD permanently preserves significant amounts of open space or significant natural features. The Township Board may require, upon recommendation of the Planning Commission, that natural amenities such as, but not limited to, ravines, rock outcrops, wooded areas, tree or shrub specimens, unique wildlife habitat, ponds, streams, and wetlands be preserved as part of the open space system.
- K. **Non-Motorized Trail Network:** Projects within an identified trail network corridor may be required to construct a portion of the trail.
- L. **Other Development Regulations:** Except as expressly authorized by the approval of the PUD Plan, all other regulations and requirements of this Zoning Ordinance shall apply. These regulations include but are not limited to parking, signs, landscaping and outdoor lighting.

Section 11.2 Industrial – Business Technology Specific Standards

- A. **Intent and Purpose:** The intent of the PUD-BT district as described in the Master Plan is to create a new industrial area in the southwest corner of the Township that focuses on technology-related office and industrial business opportunities. Facilities should be developed in harmony with the area’s natural features, adjacent land uses and in a scale and form to encourage pedestrian access. An essential part of the PUD-BT will be a road constructed at the centerline of Sections 31, 32, and 33 between Division and Kalamazoo

Avenues. This road will serve as the primary access for properties in this Zoning District.

B. Additional Eligibility Criteria:

1. Property must be located in the PUD-Business Technology district in the Master Plan.
2. Public water and public sewer must be provided for the site.

C. Permitted Uses

1. Research and development or testing laboratories.
2. Light industry, particularly those related to technology, scientific, and engineering capabilities, that has a minimal effect on adjacent properties and environment. If there is question about whether a use would qualify, the Planning Commission shall make that determination.
3. Medical facilities
4. Information technologies and data processing centers.
5. Executive, administrative, professional, accounting, or clerical office facilities
6. Engineering, architecture and design studios
7. Telecommunications organizations.
8. Computer programming and other software or computer services.
9. Training Centers.
10. Printing and publishing.
11. Motion picture and sound recording industries.
12. Warehouse.
13. Wholesale establishments. A maximum of 5% of the floor area can be devoted to retail.
14. Workshops and custom small industries.
15. Supporting uses, such as gyms or child-care.

D. Lot Requirements: Lots must meet the standards in the following table. To encourage flexibility and creativity, the Planning Commission may grant variations from the standards in this table as a part of the approval process. In order to grant such variations, the Planning Commission must find that a variation from the table would result in a higher quality development before granting the variation.

Development Standard		Minimum Requirement
Lot Area		80,000 square feet
Lot Width		200 feet
Front Yard Setback	With front yard parking	70 feet with front 25 feet landscaped.
	Without front yard parking	35 feet – must be landscaped.
Side Yard Setback	General	25 feet
	If yard is adjacent to an “R” or “A-R” district	50 feet
Rear Yard Setback	General	35 feet
	If yard is adjacent to an “R” or “A-R” district	100 feet but can be reduced to 50 feet if no use occurs in the rear yard.
Maximum Lot Coverage by Buildings		25%

E. Performance Standards:

1. *Outside Storage.* All manufacturing activities must be conducted within an enclosed building. External storage of materials is prohibited. Equipment may be located within the rear and side yard, provided it is completely screened from all streets and adjoining properties, except for drive openings, with a solid fence six feet in height. Vehicle parking is exempt from the equipment fencing requirement.
2. *Architectural Guidelines.* The front of each building and the sides of buildings facing streets shall be finished with face brick, or its equivalent, from finished grade to roof level, except that the Planning Commission may approve different materials if it finds them to be similar in character.
3. *Access Management.* The intent of the planned Business-Technology PUD district is for access to the properties within this district to be from a road to be built at the midpoint between 100th and 108th Streets. Businesses locating in this district are responsible for building the street. Access to properties should primarily be from this street.
4. *Landscaping.* Applicants are encouraged to provide a landscaped berm along the fronts of their properties in addition to the requirements of Chapter 16 “Landscaping Regulations.”
5. *Parking.* Parking must meet the requirements of Chapter 15 “Parking and Loading Regulations.” Parking is discouraged in the front yard.