

memorandum

DATE: April 14, 2026

TO: Whitewater Township Planning Commission

FROM: Andy Aamodt, Giffels Webster

SUBJECT: Bundle 1: PUD Section Memo and Amendment

Introduction

Several needed updates to the Planned Unit Development (PUD) section of the zoning ordinance have been identified through the zoning audit and conversations with staff. These include procedural improvements, development/site requirements, and alignment with the Michigan Zoning Enabling Act (MZEA). Additionally, Planning Commissioners have noted that requirements such as density, uses, clustering, and others should be reviewed.

Amendment History

- **October 1, 2025** – The Planning Commission reviewed the existing language and discussed additional purposes besides preserving open space that planned unit developments could serve in the Township. Possible developer incentives, desirable recreational amenities, and adjusting the minimum size for a PUD were also discussed. Proposed changes reflect these conversations.
- **November 24, 2025** – The Planning Commission reviewed the draft language and suggested a few edits, including the following:
 - References to the private road ordinance should remain in the text.
 - PUDs should be allowed in commercial zoning districts in addition to the residential districts where they are currently allowed.
 - A minimum of 15% of open space should be required in A-1, R-2, and R-3, a decrease from the existing 50%.
 - Additionally, we revised the density section to be more straightforward by providing a maximum density of 120% of what the base density would be using the minimum lot area of the zoning district.
- **February 4, 2026** – Planning Commission recommended we revert back to the 50% open space preservation requirement, and language for determining a minor versus major amendment. Additionally, we:
 - Removed references to rezonings, as we provide direction that will not require PUDs to be rezonings.
 - Realizing our language was not clear that modifications from the ordinance may be granted, we made more clear in 7.03 that modifications/deviations from the ordinance may be granted. The ability to give modification is a foundational element of the PUD

- option – to give flexibility because of the innovative, high-quality development and its benefits to its users.
- Added language about the development agreement which is a typical requirement by the legislative body.
- **March 4, 2026** – The Planning Commission reviewed the draft language and suggested that the unit/lot size requirements be made more clear in 7.06(B)(2), that this requirement would pertain to the divided lots within a site condominium/subdivision, if applicable. And, to specify where the road frontage can take place.
- **April 1, 2026** – The Planning Commission reviewed and suggested we check one code reference in Section 7.06(C.), but moved to set the public hearing for this May meeting. We corrected this code reference, and made a couple other code reference updates that needed updating.

Next Steps

After holding the public hearing, Planning Commission may move to recommend Township Board adoption of the amendment.

Items for Consideration in a Later Text Amendment

- Section 13.07 is referenced several times throughout this section where noticing is required. While much of the legal noticing requirements are the same, that section is specific to special land uses and may cause confusion when noticing is needed for PUDs. We recommend creating a separate “Notices” section that has the noticing requirements for all development review types in one place with the nuances for each detailed.
- While not in Planning Commission’s purview being a general code ordinance, we include language on a potential amendment to the Subdivision Control Ordinance to ensure PUD alignment in light of these zoning amendments.

Proposed Text Amendments

Due to the extent of amendments to this Article, we are proposing new language altogether. This will mean the existing Article 7 will be repealed in its entirety and replaced with this Article.

ARTICLE 7 - PLANNED UNIT DEVELOPMENT

7.01 PURPOSE, AUTHORITY, APPLICABILITY AND INTENT

- A. Purpose of this section: The purpose of this section is to provide standards for the submission, review, and approval of an application for a planned unit development (PUD).
- B. Authority: This Article is adopted pursuant to MCL 125.3503 of the Michigan Zoning Enabling Act of 2006.
- C. The provision of this option imposes no obligation upon the township to foster or encourage its use. The Township Board retains authority to determine if a PUD is appropriate for a particular development site and the sole discretion whether to approve the use of this option.
- D. Applicability: This section shall apply to all zoning districts.
- E. Intent: The PUD concept is intended to provide a greater 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 advantage of the special characteristics of the land than would otherwise be possible through the strict enforcement of the ordinance. The specific objectives of the PUD are to:
 - 1) Preserve large tracts of intact open space land to maintain the rural landscape and environmental resources of Whitewater Township
 - 2) Allow for a variety of density and housing types within a single development
 - 3) Facilitate mixed-use development
 - 4) Provide transitions and buffers between less compatible uses

7.02 CONVENTIONAL DEVELOPMENTS

Conventional developments are those that are not PUDs and that comply with the conventional development requirements. The Township discourages this type of development where it may detract from the Township's rural landscape and natural resources, result in a lesser quality or efficiency of development, when there are unique features of the property to be protected or that pose development challenges, where the flexibility permitted through the PUD could better further the vision of the master plan compared to conventional development, or there exists other circumstances unique to the site, use, or proposal.

7.03 PLANNED UNIT DEVELOPMENTS

- A. The Township encourages the use of Planned Unit Developments as an alternative to conventional developments. A PUD plan is a discretionary, optional form of development only permitted upon terms and conditions agreeable to the township, and is subject to approval by the Township Board following a recommendation by the Planning Commission.
- B. The PUD is not intended to avoid the imposition of standards and requirements of the underlying district. Rather, flexibility is permitted so that the PUD plan provides advantages to both the developer and the Township.

- C. As provided further below, the applicant for PUD approval must demonstrate that the proposed development represents an innovative, unified, planned approach to developing the site that would result in a significantly higher quality of development, the mitigation of potentially negative impacts of development, or more efficient development than conventional development will allow.
- D. Modifications to the Zoning Ordinance.
 - 1) Use modifications. The Township Board, upon recommendation of the Planning Commission, may approve uses not permitted in the base zoning district with a finding that the use meets the intent and objectives of this Article and the Township Master Plan. Conditions applicable to special land uses shall be used as guidelines for design and layout but may be modified by the Township Board provided that such conditions are indicated on the PUD plan. The proposed uses and areas occupying such use shall be specifically noted on the PUD plan.
 - 2) Dimensional modifications. Modifications, or waivers, from compliance with the base dimensional regulations of this Ordinance may be granted by the Township Board, upon recommendation of the Planning Commission. Such modifications may be approved only after a finding that they will result in a higher quality of development than would be possible using conventional zoning standards, or that the development encourages flexibility, innovation, and creativity in development consistent with the intent and objectives of this Subsection. Such dimensional regulations include, but are not limited to yard, area, height, density, bulk, parking, access control, loading, landscaping, signage, and lighting regulations.

7.04 QUALIFYING CRITERIA

The following provisions shall apply to all PUD projects:

- A. Unified control. The planned unit development shall be under the control of one owner or group of owners and shall be capable of being planned and developed as one integral unit.
- B. Recognizable benefit. The applicant shall demonstrate that the PUD provides as many of the following site design elements as the township determines to be appropriate under the circumstances of the proposed development that could not be attained through a project designed under conventional zoning:
 - 1. Clustering of housing units
 - 2. Preservation of contiguous open space
 - 3. Preservation, enhancement, or restoration of natural resources (trees, slopes, nonregulated wetland areas, etc.)
 - 4. Establishment of a mixed-used development with residential and non-residential uses or a variety of housing types
 - 5. Redevelopment of brownfield or greyfield sites
 - 6. Pedestrian-oriented design with buildings oriented to the sidewalk and parking to the side or rear of the site
 - 7. Enhancement of the aesthetic appearance of the township through high-quality building design and site development beyond the site plan requirements of this chapter
 - 8. Extensive landscaping beyond the site plan requirements of this chapter
 - 9. Preservation or restoration of historic resources
 - 10. Provision of open space or public plazas or features

11. Use and improvement of existing sites when the uniform regulations contained in the underlying zoning district alone do not provide adequate protection and safeguards for the site or its surrounding areas or where the current ordinances do not permit flexibility to consider redevelopment, replacement, or adaptive reuse of existing structures or sites
 12. Effective transition between higher and lower density uses, and/or between nonresidential and residential uses or between incompatible adjacent land uses proposed to be developed in a manner that is not possible using a conventional approach
 13. Shared vehicular access between properties or uses
 14. Provision of a public improvement that would not otherwise be required to further the public health, safety, and welfare, protect existing or planned uses, or alleviate or lessen an existing or potential problem relating to public facilities (such as road improvements or the relocation of overhead utilities)
 15. Significant use of sustainable building and site design features such as: water use reduction, water-efficient landscaping, innovative wastewater technologies, low impact stormwater management, optimized energy performance, on-site renewable energy, passive solar heating, reuse/recycled/renewable materials, indoor air quality, or other elements identified as sustainable by established groups such as the U.S. Green Building Council (LEED) or ANSI National Green Building Standards
 16. Permanent establishment of land use patterns that are compatible with or will protect existing or planned uses, which may include the limitation of the permissible uses of the property
 17. Innovation in land use, form of ownership, and variety in design, layout, and type of structures constructed
 18. Other benefits as determined by the township
- C. Compatibility with adjacent uses. The proposed location of uses or structures that are of a significantly different scale or character than the abutting districts and uses, such as access drives, parking areas, waste receptacles, swimming pools, sports courts and facilities of a similar nature, shall not be located near the perimeter of the PUD unless adequately screened and buffered, so as to mitigate any negative impacts on adjacent lands.
- D. Master plan. The proposed PUD shall be consistent with the Whitewater Township Master Plan.

7.05 SUBMISSION AND REVIEW PROCESS

- A. Pre-application. Prior to filing an application for a planned unit development, applicants may request an optional pre-application conference with the Zoning Administrator and no more than two (2) members of the Planning Commission. The purpose of the meeting is to discuss the PUD procedures, explanation of this zoning ordinance, and to assist the applicant and township with understanding of general concepts and design parameters prior to investment in preparation of a site plan and PUD application. Township officials at this meeting shall not indicate or otherwise commit the township to any particular action regarding the application.
- B. Application. The applicant shall submit the required number of prints of the preliminary development plan to the township. Application materials will be reviewed for completeness by the Zoning Administrator. If the application is not administratively complete, the Zoning Administrator will return the application to the Applicant(s) with a letter that specifies the additional material(s) required. If the application is deemed administratively complete, the Zoning Administrator will forward the application to the Planning Commission for consideration. The preliminary plan shall contain, in addition to the requirements of Article 12, the following:

- 1) A boundary survey by a registered civil engineer or land surveyor of the exact acreage being requested for development.
- 2) A topography map of the entire area at contour intervals of at least two feet. This map shall indicate all major stands of trees, bodies of water, and unbuildable areas due to soil conditions, wetlands, and so forth.
- 3) A preliminary site plan for the entire parcel carried out in such detail as to indicate the functional uses being requested (residential, commercial, office, etc.); the densities, number and types of units (if applicable) and floor area per habitable space; the traffic circulation plan; pedestrian circulation; type, location, height, bulk and capacity of structures; and automobile parking and loading.
- 4) All open spaces, including preserves, recreational areas, and the like, and each purpose proposed for such areas together with copies of deeds, deed restrictions, easements, restrictive covenants or other legal instruments to be recorded as part of the development plan.
- 5) All known natural resources and natural features to be preserved.
- 6) A specific schedule of the intended development and construction details, including phasing or timing, and the general improvements to constitute a part of the development, including without limitation, lighting, signage, the mechanisms designed to reduce noise, utilities, and visual screening features.
- 7) A separately delineated specification of all deviations from this Ordinance which would otherwise be applicable to the uses and development proposed in the absence of this planned unit development article.
- 8) A written document detailing the community impact statement, suitability of the site, population densities, parking ratios, traffic generation, traffic impact analysis, and development schedule of buildings, units and uses supporting the proposed development.
- 9) The preliminary plans for provision of any community water and sanitary sewer facilities.
- 10) A fee as set by the Township Board from time to time.

C. Planning Commission review.

- 1) Material submitted with the application or on subsequent requests shall include all plans, maps, studies, and reports that may reasonably be required to make the determinations called for in the particular case. Upon receipt of an application by the township, such request shall be referred to the Planning Commission for its review and recommendation.
- 2) The Planning Commission shall hold a public hearing to hear and consider documents and comments related to the PUD proposal. Notice and procedures for public hearings for PUDs shall be provided as required under state law and detailed in section 13.07. In its review, the Planning Commission shall determine whether the PUD plan meets the standards for qualification and approval set forth in sections 7.04 and 7.08, respectively
- 3) Assessments: The Planning Commission may require an Environmental Impact Statement, Traffic Impact Study, or any other assessment to ensure the public health, safety, and welfare of the Whitewater Township residents.
- 4) Following said public hearing, the Planning Commission shall, within a reasonable time, forward their report and recommendation to the Township Board.

D. Township Board review.

- 1) Upon receipt of the report and recommendation from the Planning Commission, the Township Board may approve the PUD following a public hearing on the proposal that was noticed as

required by law and detailed in section 13.07. A denial by the Township Board shall be specified in writing, with the reasons for the denial noted.

- 2) Once a planned unit development has been approved by the Township Board, no development may take place in such area, nor may any use thereof be made, except in accordance with the plan approved or in accordance with an approved amendment subject to 7.09.

E. Submission of site plans and engineering.

- 1) Final site plan/subdivision/condominium or other final development plans may be applied for simultaneously with the PUD application.
- 2) The final site plan shall be in conformity with the preliminary original plan previously approved.
- 3) For those improvements to be constructed following approval, final site plans or plats may be submitted simultaneously with a phase plan, if applicable. All such final plans shall include the following:
 - a. A detailed site plan, fully dimensioned, showing a fully scaled plan view of all buildings, all public road right-of-way and public streets, densities, parking areas, utilities, parks, playgrounds, and areas to be set aside for the use of the public or by residents within the development.
 - b. Floor plans and elevations typical of all buildings, except detached single family, shall be submitted.
 - c. Each plat or site plan submitted within the planned unit development shall, either individually or in combination with a previously approved project, meet the standards of this section as to density and open space requirements. Open space shall be computed as a proportionate amount of the total open space requirement.
 - d. All open space/common areas for use by the public of the residents shall be designated on the plan and shall be irrevocably committed to such uses by dedication, restrictive covenants, or in some manner satisfactory to the Township Board.
- 4) Phasing and commencement of construction.
 - a. Phasing: Where a project is proposed for construction in phases, the planning and design shall be such that, upon completion, each phase shall be capable of standing on its own in terms of the presences of services, facilities, and open space, and shall contain the necessary components to insure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the residents of the surrounding area. In addition, in developments which include residential and non-residential uses, phasing shall contemplate that at least 35% of all proposed residential uses are completed concurrent with the first phase of any non-residential construction; completion of at least 75% of all proposed residential construction prior to the second phase of non-residential construction; and completion of 100% of all residential construction prior to the third phase of non-residential construction. For purposes of carrying out this provision, the percentages shall be approximations as determined in the discretion of the Planning Commission, and further, such percentage may be significantly varied should the Planning Commission determine, in its discretion, that the applicant has presented adequate and effective assurances that the residential component or components of the project shall be completed within the specified period.
 - b. Commencement and completion of construction: Construction shall be commenced within one year following final approval of a planned unit development, or within one year of any other necessary governmental approval for commencement of the project, whichever is later, provided all other necessary approvals have been actively pursued. Each phase of the

project shall be commenced within one year of the schedule established for the same in the application submission for the planned unit development. If construction is not commenced within such time, any approval of the final plan for the project shall expire and be null and void, provided, an extension for a specified period may be granted by the Planning Commission upon good cause shown if such request is made to the Planning Commission prior to the expiration of the initial period.

- 5) Infrastructure approval. All infrastructure shall be approved by Grand Traverse County and any other entity with jurisdiction. Private road development shall follow the Whitewater Township Private Road Ordinance. Drainage structures such as detention / retention ponds shall be designed to blend with the landscaping features of the project.
- F. Performance guarantees. The Planning Commission may require reasonable performance guarantees, as authorized under the Michigan Zoning Enabling Act to insure completion of improvements.
- G. Effect of approval. If and when approved, the planned unit development, with all conditions imposed, if any, shall constitute the land use authorization for the property, and all improvement and use shall be in conformity with such approval. The applicant shall record an affidavit with the Register of Deeds containing the legal description of the entire project, specifying the date of approval of the planned unit development, and declaring that all future development of the planned unit development property has been authorized and required to be carried out in accordance with the approved planned unit development unless an amendment thereto is duly adopted by the Township upon the request and/or approval of the applicant, or applicant's transferee and/or assigns.

7.06 USE, YARD, DENSITY, AND LOT ARRANGEMENT STANDARDS

- A. Uses. The following uses may be developed as a planned unit development, provided that the planned unit development eligibility requirements are satisfied and site plan approved.
 - 1) Residential Uses. The allowable residential units may be developed as single-family in the RC-1, A-1, R-2 and R-3 districts, two-family in A-1, RC-1 and R-2 districts or multi-family residences in R-3 districts. Planned unit development may be accomplished through the Subdivision Control Ordinance approval processes. Planned unit development/Subdivision and Site Plan reviews shall occur concurrently in one proceeding to the extent practical.
 - 2) Commercial, office, and medical office uses may be developed as a planned unit development, provided that that the planned unit development eligibility requirements are satisfied and the site plan approved.
 - 3) Mix of residential uses and commercial or office uses, either attached in the same building(s) or detached across an integrated manner on a site.
- B. Lot Size and Yard Requirements
 - 1) The minimum parcel size for a planned unit development shall be twelve (12) acres.
 - 2) Individual lot/unit sizes for subdivisions (if applicable):
 - a. Without common or municipal sewage disposal services or water supply: The Planning Commission may allow for lots or units to be a minimum of 20,000 square feet with 100 feet of road frontage. The road frontage may take place within the subdivision's proposed public or private roads.
 - b. With common or municipal sewage disposal services or water supply: The Planning Commission may allow for lots or units to be a minimum of 12,000 square feet in area with 80 feet of road frontage. The road frontage may take place within the subdivision's proposed public or private roads.

- c. With common or municipal sewage disposal services and water supply: The Planning Commission may allow for lots or units to be a minimum of 8,000 square feet with 50 ft. of road frontage. The road frontage may take place within the subdivision's proposed public or private roads.
 - 3) The applicant shall submit proposed setback requirements if they deviate from the required setbacks in the zoning district.
 - 4) The above minimum requirements are subject to Health Department approval.
 - 5) Larger lots or units may be required for multi-family dwellings.
- C. Residential Density
- 1) Density calculations shall be based on contiguous parcels of land. If the parcels are not contiguous each tract shall be a separate application (road rights-of-way do not break continuity).
 - 2) To determine the net acreage of a piece of property verify with Section 8.05.C.2.d that your property has conservation value. Then subtract from the total (gross) acreage of the site the total acreage of all the existing road rights-of-way and applicable preserved open space based on conservation value.
 - 3) The maximum number of allowable residential units on a A-1, RC, R-2, or R-3 planned unit development shall not exceed 120% of the base residential unit density of the district. The base residential unit density shall be calculated by dividing the net acreage of the site (as determined in 7.06.C.2 above) by the minimum lot area of the zoning district.
- D. Arrangement of lots or suites. Lots or units shall be arranged in a manner that protects land of conservation value and facilitates pedestrian and bicycle circulation. The lot layout shall comply with applicable portions of any design guidelines provided in Conservation Design for Subdivisions published by Island Press in 1996 or establish the same intent with similar designs acceptable to the Whitewater Township Planning Commission. A copy of the publication is available for viewing in the Planning and Zoning office.

7.07 MINIMUM PRESERVED OPEN SPACE

Since a major purpose of a planned unit development is to preserve open space, all Planned Unit Developments shall preserve at least 50% of the parcel(s) as open space in the A-1, R2 and R3 districts, and 80% in the RC district. All standards in section 8.05.C.2.d Open Space Preservation Requirements apply.

7.08 STANDARDS FOR APPROVAL OF THE PUD PLAN

The following standards shall be considered by the Planning Commission and Township Board when reviewing the application and the proposed PUD plan:

- A. The PUD project meets the qualification requirements of section 7.04 above.
- B. The uses proposed will have a beneficial effect in terms of public health, safety, welfare, or convenience, on present and future potential surrounding land uses.
- C. The uses proposed will not adversely affect the public utilities and traffic circulation system, adjacent properties, or the environment.
- D. The recognized public benefits of the project could not be achieved under the regulation of the underlying district alone.

- E. Conditions of approval, modification or waiver of standards or requirements: Reasonable conditions may be required with the approval of a planned unit development, to the extent authorized by law, for the purpose of insuring that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased services and facility loads caused by the land use or activity, protecting the natural environment and conserving natural resources and energy, insuring compatibility with adjacent uses of land, and promoting the use of land in a socially and economically desirable manner. Conditions imposed shall be designed to protect natural resources and the public health, safety and welfare of the individuals in the project and those immediately adjacent, and the community as a whole, shall be reasonably related to the purposes affected by the planned unit development, and shall be necessary to meet the intent and purposes of this Ordinance, and be related to the objective of insuring compliance with the standards of this Ordinance. All conditions imposed shall be made a part of the record of the approved planned unit development.

7.09 AMENDMENTS TO THE PUD

- A. An applicant may request an amendment to an approved PUD. The request for the amendment shall be made in writing to the Township.
- B. The Planning Commission shall make a determination on if the amendment constitutes a minor or major amendment. Examples of major amendments include, but are not limited to, increases in scope of density of use, land area, or building size; the addition of uses or buildings not authorized by the original PUD approval; the rearrangement of lots or building tracts; changes in the character or function of the drives and vehicular circulation patterns; changes in the concept of development; or changes to any written development agreement with the Township Board.
- C. All major amendments shall follow the procedures and conditions herein required for original submittal and reviewed in full.
- D. Minor amendments may be permitted by the Planning Commission following normal site plan review procedures outlined in Article 12, subject to its finding of the following:
 - 1) Such changes will not adversely affect the initial basis for granting approval; and
 - 2) Such minor changes will comply with all applicable requirements of this chapter and other local, state, and federal laws; and will not adversely affect the overall PUD in light of the intent and purpose of such development as set forth in this Article.

7.10 DEVELOPMENT AGREEMENT

- A. When such approval is given, it shall be tentative, and the Township Board shall instruct the Township's legal counsel to prepare a development agreement, which shall incorporate the PUD Plan and specify the terms, conditions, and provisions upon which the approval is based. The agreement shall provide at a minimum:
 - 1) A legal description of the property comprising the proposed development.
 - 2) The manner of ownership of the developed land.
 - 3) The manner of the ownership and of dedication or mechanism to protect any areas designated as common areas or open space.
 - 4) Provisions assuring that open space areas shown on the plan for use by the public or residents of the development will be or have been irrevocably committed for that purpose; the Township may require conveyances or other documents to be placed in escrow to accomplish this.
 - 5) Provisions to provide for the future financing of any improvements shown on the plan for site improvements, open space areas and common areas that are to be included within the development and that maintenance of such improvements is assured by a means satisfactory to the planning commission.

- 6) Provisions to ensure the cost of installing, improving and maintaining streets and the necessary utilities has been assured by a means satisfactory to the Township.
- 7) Provisions to ensure adequate protection of natural features.
- 8) Provisions relating to the approved use(s) of the property and any conditions imposed by the Township with regard to such use.
- 9) Other terms and conditions necessary in the city's opinion to assure compliance with the Township's code of ordinances and the PUD plan being approved.
- 10) The approved PUD plan shall be incorporated by reference and attached as an exhibit.
- B. Such development agreement shall not permit any future modifications or deviations from the zoning ordinance than what was granted as part of the PUD approval.
- C. After approval of the development agreement by resolution of the Township Board, the agreement shall be executed by the Township and the applicant and recorded in the County Register of Deeds. Final approval of the PUD plan shall be effective upon recording. Physical development of the site shall be in accordance with the approved PUD plan.

7.11 EXPIRATION OF A PUD

- A. If construction is not initiated related to the development, PUD approval shall expire two (2) years from the date of final approval. Upon written request stating the reasons therefore, the Planning Commission shall make a recommendation to the Township Board regarding PUD approval extension for an additional one (1) year period if the following evidence is shown by the applicant:
 - 1) The conditions necessitating the delay in the construction and completion of the project are reasonably beyond the control of the applicant.
 - 2) The requirements and standards, including those of the zoning ordinance that are reasonably related to the development, have not changed.
 - 3) Development or redevelopment in the proximity to the approved PUD and/or PUD phase has not resulted in changed conditions impacting the site.
 - 4) There has not been a change in state or federal law, local charter, or other local ordinance prohibiting the construction or further construction of the approved project.
- B. An application for an extension of a PUD must be filed at least 60 (sixty) days prior to the expiration of the original PUD approval.
- C. Upon termination of a PUD, the zoning requirements shall revert to the current requirements for the zoning district designated for the property.

SUBDIVISION ORDINANCE

SECTION 6.3 DEVIATION FROM STANDARDS IN PLANNED UNIT DEVELOPMENTS

- A. The developer may deviate from specified portions of this Ordinance in the case of a planned unit development, provided the Planning Commission finds that such a plan meets the standards for approval as detailed in section 7.09 and all of the zoning ordinance, The Planning Commission shall take into account the nature of the proposed use of land and existing use of land in the vicinity, the number of persons to reside or work in the proposed subdivision, and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. The Planning Commission shall report to the Township Board whether:
- 1) The proposed project will constitute a desirable and stable community development.
 - 2) The proposed project will be in harmony with adjacent areas.
 - 3) The proposed project will be consistent with the Township Master Plan.
- B. Modification or waiver of standards or requirements: Since the express purpose of this Article is to achieve better use of land than would be likely under strict adherence to the standards and requirements of the Zoning Ordinance, the Planning Commission may recommend and the Township Board may approve applications for Planned Unit Development where the application requires the modification or waiving of specific standards or requirements contained within this Article provided that the proposed PUD complies with the full intent and purpose of this Article, and further that it is clearly shown that such modification or waiving of specific standards or requirements will result in a recognizable and substantial benefit which would not otherwise accrue to the community if all provisions of this Article were to be met.