



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

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APPLICATION FOR ESTABLISHMENT OF OR CHANGES TO PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT

See www.a2gov.org/planning for submittal requirements.

TO: The Honorable Mayor and City Council
City of Ann Arbor, Michigan

We, the undersigned, respectfully petition the Honorable Council of the City of Ann Arbor to amend the Zoning Map as it relates to the property described below:

(Give or attach legal description, and include address of property, if available)

Petitioner's name, address and telephone number. Include fax number and e-mail address, if available.

Interest in the land (i.e. owner, land contract holder, option to purchase, etc.).

Name, address, telephone number, and interest in the land of all others with a legal or equitable interest in the property. Provide **written** authorization of the owner(s) to seek the PUD zoning. Section 5:80(4)(a)

The petitioner requests that the Official Zoning Map be amended to rezone this property from _____ to PUD (Planned Unit Development) to permit the use(s) described in the PUD Supplemental Regulations, which are attached. (See **Supplemental Regulations** below.)

Attach a **property survey by a registered surveyor**, including all public or private easements located within or adjacent to the property petitioned for zoning/rezoning. (All property that is part of the development shall be included in the PUD zoning district request.)

Mandatory Pre-petition Conference with Planning Commission was held _____.

It was determined by the Planning Commission that a study model **is** or **is not** required. PUD Zoning District and Site Plan approval **are** or **are not** being requested together. (Circle appropriate answers.)

PUD Development Program, Section 5:80(4)(d) – On a separate page(s), provide complete information for each of the following:

1. List, describe and explain the objectives, purposes and beneficial effect(s) proposed to be achieved by the PUD zoning district. Refer to 5:80(6)(a).
2. Explain why the beneficial effect cannot be achieved under any other zoning designation. If applicable, explain how the beneficial effect exceeds the requirements of any existing standard, regulation or ordinance. Refer to 5:80(6)(b).
3. Explain why the use or uses proposed will not have a detrimental effect on public utilities or surrounding properties. Refer to 5:80 (6)(c).
4. Explain how the proposed PUD objectives, purposes, beneficial effects, and land uses conform to the adopted Master Plan and policies of the City. If the proposal does not conform to the City's adopted plan and policies, provide detailed, compelling justification. Refer to 5:80 (6)(d).
5. If increased densities are requested in order for the PUD to provide affordable housing for lower income households, describe the type of housing, number of units, and how the affordability and availability of the units will be assured. Refer to 5:80(6)(e).
6. Describe how vehicular and pedestrian circulation will be provided and how the proposal will encourage and support alternate methods of transportation. Refer to 5:80(6)(g).
7. Explain any disturbance of existing natural features or historical features of the site and why this disturbance is necessary. Refer to 5:80(6)(h).
8. List any modifications of the City Code that are requested; provide justification for each modification. Refer to 5:80(2).

Supplemental Regulations, Section 5:80(4)(e) – Provide draft supplemental regulations. The regulations must include, but are not limited to: permitted land uses; accessory uses; minimum and maximum standards of lot area; minimum usable open space in percentage of lot area; minimum required front, side and rear setbacks; minimum and maximum height and number of stories; minimum and maximum number of dwelling units and lot area per dwelling unit (if residential); and minimum and maximum numbers of vehicle and bicycle parking spaces. Additionally, the supplemental regulations must provide justification for the beneficial effect(s) provided and detailed performance standards sufficient to evaluate the proposed development and whether the stated beneficial effect(s) is achieved. A sample format is attached for your information. Refer to 5:80(6)(f).

Conceptual PUD Plan, Section 5:80(4)(b) – Provide 15 copies of the conceptual PUD plan, at a scale of 1" = 50 feet or greater. This conceptual PUD plan shall include all information required by Chapter 57 and the Land Development Regulations, Section 1:3, for PUD zoning districts. Illustrate the PUD development program and the PUD district's supplemental regulations, including: area; sizes, locations and relationships of permitted land uses; parking and circulation systems; landscape features and a conceptual landscape plan; preserved natural features; proposed phasing; and any other unique physical characteristics warranting the PUD zoning district.

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated _____

Signature: _____

(Print name and address of petitioner)

STATE OF MICHIGAN

COUNTY OF WASHTENAW

On this _____ day of _____, _____, before me personally appeared the above-named petitioner(s), who being duly sworn, say that they have read the foregoing petition by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: _____
(Print name of Notary Public)

My Commission Expires: _____