

HOLLY TOWNSHIP

102 Civic Drive • Holly, Michigan 48442 • Phone (248) 634-9331 • Fax (248) 634-5482

APPLICATION FOR PLANNED RESIDENTIAL DEVELOPMENT

Instructions to Applicant:

Answer each question completely. Please read the additional instructions provided for this application. Incomplete submittals will not be processed.

For Township Use Only:

Date Received: _____
File No.: _____
Administrative Fee Paid: _____
Escrow Fee Paid: _____

1) Applicant Information:

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: (Home) _____ (Office) _____ (Fax) _____
Interest: _____

2) All Parties of Interest (Title Holder, Contract Purchaser, Partners):

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: (Home) _____ (Office) _____ (Fax) _____
Interest: _____

(If the applicant/petitioner is not the owner of record, a notarized letter of authority or Power of Attorney must be included as part of this application)

3) Name and Address of Firm or Individual Who Prepared Site Plan:

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: (Home) _____ (Office) _____ (Fax) _____
Interest: _____

4) General Property Information and Description:

- A: If the property is part of a recorded plat, complete the following:
Location of Property: _____
Side of Street (North, South, East, West) _____
Nearest Cross Street: _____
Subdivision Name: _____
Section #: _____ Sidwell #: _____
Frontage (in ft.): _____ Depth (in ft.): _____
- B: If the property is in acreage, complete the following:
Sidwell #: _____ Total Acreage: _____
Complete Legal Description (attach separate page)

5) Zoning:

Subject Property: _____
North: _____ South: _____ East: _____ West: _____

6) Date and Summary of Preapplication Conference:

7) Eligibility Standards for PRD Eligibility Approval:

Per Section 32-312 of the Holly Township Code of Ordinances. Please fill out attachment.

8) Name of Proposed Development:

9) Buildings Proposed to be Constructed:

Section 32-312. ELIGIBILITY STANDARDS FOR PRD APPROVAL

Please provide more than just a “yes” or “no” answer. Use additional sheets of paper if necessary.

- 1. How will grant of PRD approval result in a recognizable and substantial benefit to the ultimate users of the project and community?

- 2. Can the project be achieved without public sewer and water services?

- 3. Will the proposed density of use result in a material increase in the use of public services, facilities and utilities, in relation to what would be permitted if the property were developed without using the PRD?

4. Will the proposed PRD place an unreasonable burden upon the subject and/or surrounding properties and/or property owners and occupants and/or natural environment?

5. Will the proposed development be consistent with the intent and spirit of the Master Plan of the community?

6. Will the proposed PRD result in an unreasonable negative economic impact upon the subject and surrounding properties in relation to the economic impact that would occur from a more traditional development?

7. Does the proposed PRD contain at least as much usable open space as would be required in the Ordinance for the most dominant use in the development? When completed the development shall have a minimum of forty (40) percent of the gross acreage in the development devoted to open space, Section 15.1.1.3.

8. Will the development unreasonably impair or destroy the air, land, water or other natural resources? Will it comply with Section 5.29 Resource Protection Overlay District, when applicable?

9. Is the proposed PRD under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance?

Section 15.3 DESIGN STANDARDS FOR PRD APPROVAL

- Which of the following requirements established in the underlying district (first column), or other applicable sections of the Ordinance will need to be waived in order to grant PRD approval? Insert the proposed amount in the second column. Please note if proposed amount is less than R-1 District Schedule of Regulations. Information should be listed separately for each phase of the project.

	<u>Regulation:</u>	<u>PRD Proposal:</u>
Lot Size	_____	_____
Lot Width	_____	_____
Lot Coverage	_____	_____
Min. Floor Area	_____	_____
Front Setback	_____	_____
Side Setback	_____	_____
Rear Setback	_____	_____
Height	_____	_____
Parking	_____	_____
Loading	_____	_____
Fencing	_____	_____
Landscaping	_____	_____
Other	_____	_____

- Does the project promote preservation of natural resources and natural features?
In what way?

- Does the project have adequate:
 - perimeter setback and berming?
 - drainage design?
 - utility design?
 - underground installation of utilities?
 - achievement of an integrated development with respect to signage, lighting, landscaping and building materials?
 - noise reduction and visual screening mechanisms (particularly where nonresidential uses adjoin off-site residentially zoned property)?

4. Does the development design meet or exceed all standards for single family residential development in Holly Township?

5. Will the project design comply with all regulations for the R-1 District as set forth in the Holly Township Zoning Ordinance Schedule of Regulations? Will there be deviations? Explain.
