



PLANNED DEVELOPMENT DISTRICT PROCESS

STEP ONE

Development Review Committee (DRC)

- Preliminary review by Township Staff.
- Comments for applicant - advise on corrections, items to consider prior to formal review.
- Require approval of completion prior to PC.
- If deemed complete by the DRC, a notice of public hearing is published in the newspaper at least 15 days before the PC meeting at which the hearing will be held.

STEP TWO

Planning Commission (PC)

- Formal review at public meeting.
- Receive review letters, approval by DRC.
- Hold public hearing, as required.
- Determine if the request meets the specified standards.
- Postpone request if plans require revisions.
- Recommendation to Township Board; approve, approve with conditions, or deny.

STEP THREE

Township Board (TB)

- Formal review at public meeting.
- Receive review letters, approval by DRC, recommendation from PC.
- Postpone request if plans require revisions.
- Decision by Board; approve, approve with conditions, or deny.

IF APPROVED

- Applicant must revise plans to address noted conditions.
- Site Plan to be submitted and reviewed, per the required process.
- If approval is Preliminary approval for a Major PDD, the applicant will repeat this process via Final PDD review.

Planned Development District Review Application

CHARTER TOWNSHIP OF CANTON
DEPARTMENT OF MUNICIPAL SERVICES
PLANNING SERVICES DIVISION
1150 Canton Center Road, Canton , MI 48188 • 734/394-5170

Instructions:

When this completed application is filed, it will serve to initiate processing of the plans in accordance with the review procedures described in the zoning ordinance. Please review the ordinance before submitting this application to assure compliance with the various provisions. Be sure to complete each applicable section of this application. Incomplete applications will delay the review process.

General information:

Name of proposed development: _____

Site location: Land is located (circle one) N S E W of _____ Road.
between _____ and _____ Roads.

Parcel(s) tax ID number(s): _____

Current site zoning: _____ Net acreage of site: _____

Check type of review	Residential number of lots/units	Commercial square footage
_____ Minor PDD	_____	_____
_____ Preliminary PDD (major)	_____	_____
_____ Final PDD (major)	_____	_____
_____ PDD Amendment	_____	_____

Provide a brief explanation of the proposed PDD: _____

For township use:

File number: _____ Date received: _____

Fee paid: _____ Receipt number: _____

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Current property owner information:

Name: _____
Street: _____
City: _____
State/Zip: _____
Phone: _____
Email: _____

Development company information:

Name: _____
Street: _____
City: _____
State/Zip: _____
Phone: _____
Email: _____

Project representative information:

Name: _____
Company: _____
Street: _____
City/State/Zip: _____
Email: _____
Phone: _____
Email: _____

Project value:

Land: _____
Structure: _____
Improvements: _____
Total: _____

Other restrictions:

Legally binding development constraints such as planned unit development agreements, deed restrictions, or court rulings may limit the development capability for you site. It is your responsibility to be aware of such restrictions. Our review of your proposal is intended to assure compliance with governmental regulations inclusive of any binding legal agreements where the township is a signatory.

Application Signature:

The project representative indicated above must sign this application. All correspondence and notices regarding the plans will be transmitted to the project representative. By signing this application, the project representative is indicating that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of his or her knowledge. This application is not valid unless it is accompanied by a review fee in accordance with the fee schedule as adopted by the Board of Trustees and a complete site plan as described in Article 27 of the zoning ordinance.

Project representative's signature: _____

Project representative's printed name: _____

Submittal Checklist

THE FOLLOWING INFORMATION MUST BE PROVIDED IN ORDER TO FACILITATE AN ADEQUATE REVIEW

The following information shall be included with all submittals

1. Application Form and appropriate fee:
2. Thirteen (13) copies of the overall Planned Development plan shall show the proposed Planned Development divided into applicable land use modules as follows:
 - Residential uses by density and housing type.
 - Office and Commercial land uses.
 - Open space and recreational facilities.
 - Other land uses
3. A map showing the zoning designations for all land within one quarter mile of the proposed Planned Development.
4. Map and narrative explanations of the relationship of the proposed Planned Development to the Charter Township of Canton Future Land Use Plan.
5. Map and narrative analysis of natural features and man-made features. The map and analysis shall show the location and nature of significant natural and man-made features on and near the site.
6. An analysis of the traffic impact of the Planned Development on existing and proposed streets, including current traffic counts on surrounding roads and streets.
7. An analysis of the fiscal impact of the Planned Development on the community.
8. A phasing schedule for development of all facilities which must include tentative dates for site plan approval and completion of construction for each phase of the plan.
9. A map and narrative explanation of the location and amount of parking for the Planned Development, an analysis of the adequacy thereof.
10. A sketch of typical exteriors and architectural elevations.
11. An analysis of the market need for and economic feasibility of the proposed Planned Development as a whole and for each of the Development's uses.
12. **Seven (7)** copies of development agreements, contracts, covenants, and deed restrictions necessary for the completion of the development and for continuing operation and maintenance of such areas, functions and facilities which are not to be provided, operated or maintained at public expense. The development agreement shall provide an explanation of definite benefits and the proposed schedule of modifications.