



City of Flint
Planning & Zoning Department
 1101 S Saginaw Street Room S105, Flint, MI 48502
 Phone: (810) 766-7426
www.cityofflint.com/department/planning-and-zoning/

Fee: _____
Date Rec'd: _____
Application #: _____
Meeting Date: _____

Application for Planned Unit Development

Property Address, Parcel ID Number(s) & Zoning District	Property or Street Address:			
	Parcel I.D. Number(s):			
Zoning District:				
Project Description				
	Does project involve Specially Designated Merchant License, Specially Designated Distributor License, or other liquor license?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Are there any easements on the property?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Applicant <i>(Must have a legal interest in the property)</i> PROPERTY OWNER MUST ATTEND PLANNING COMMISSION MEETINGS OR BE REPRESENTED BY A PERSON WITH NOTORIZED LETTER OF REPRESENTATION TO ACT ON BEHALF OF OWNER	Name:			
	Firm:			
	Address:			
	City:			
	State:		Zip Code:	
	Phone:		Email:	
<input type="checkbox"/> Own the property				
<input type="checkbox"/> Lease the property, if so what is term of lease?		Years:	W/ options? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Have offer to purchase property (attach purchase agreement)				
<input type="checkbox"/> Other property interest: (e.g., architect, attorney, contractor, etc.)				
Applicant Signature:				

Primary Contact <input type="checkbox"/> Same as applicant	Name:			
	Firm:			
	Address:			
	City:			
	State:		Zip Code:	
	Phone:		Email:	
	Relationship to Applicant (e.g., architect, attorney, contractor, etc.)			
Property Owner <input type="checkbox"/> Same as applicant	Name:			
	Firm:			
	Address:			
	City:			
	State:		Zip Code:	
	Phone:		Email:	
	Relationship to Applicant (e.g., architect, attorney, contractor, etc.)			

Please note:

The non-refundable fee made payable to the City of Flint must accompany your application.

Applications for a Planned Unit Development (PUD) shall be filed with the Zoning Coordinator in such form and accompanied by such information, with sufficient copies, as such be established from time to time by the City. Every application shall contain, at a minimum, the following information.

**Application to the Planning Commission for a Planned Unit
Development**
Section 50.10.03

Please reply to the following required facts of finding:

1. Please describe how the PUD shall conform to the general planning policies of the City as set forth in the Master Plan.

2. Please describe how the PUD shall be so designed, located and proposed to be operated and maintained that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare.

3. Please describe how the PUD shall not be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the district, shall not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district, shall not be inconsistent with the community character of the neighborhood and shall be consistent with the goals, objectives and policies set for in the Master Plan, and shall not substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity.

4. Please describe the how the PUD shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it at the cost of the developer.

5. Please describe how the PUD shall not substantially adversely affect a known archaeological, historical or cultural resource located on or off of the parcel proposed for development.

6. Please describe how the PUD shall have or make adequate provision to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets, provides appropriate cross access to adjacent properties and parking areas, and provide adequate access for emergency vehicles.

7. Please describe how the PUD shall have adequate landscaping, public open space, and other buffering features to protect uses within the development and surrounding properties.

8. Please describe any signage on the site of the PUD shall be in conformity with the Sign Regulations.

Application Requirements (Section 50.10.06.C)				
Requirement	Yes	No	N/A	Comments
1. The names and addresses of the owner, or owners if more than one of the subject property.				
2. A statement from the owner of the subject property, if not the applicant, approving the filing of the application by the particular applicant.				
3. A survey of, and legal description and street address for the subject property.				
4. A statement indicating compliance of the proposed Planned Unit Development with the Master Plan; and evidence of the proposed project's compliance in specific detail with each of the "Standards for Review" in Section 50.10.03 for Planned Unit Developments.				
5. A scaled site plan in accordance with the requirements of Section 50.17.06 Site Plan Submittal Requirements.				
6. A schedule of development showing the approximate date for beginning and completion of each stage of construction of the Planned Unit Development.				
7. A professional traffic study acceptable to the City may be required, showing the proposed traffic circulation pattern within and in the vicinity of the area of the Planned Unit Development, including the location and description of public improvements to be installed, and any streets and access easements.				
8. A professional economic analysis acceptable to the City including the financial capability if the applicant to complete the proposed Planned Unit Development, evidence of the project's economic viability, and an analysis summarizing the economic impact the proposed Planned Unit Development will have upon the City.				

9. An analysis setting forth the anticipated demand on all City services.				
10. A plan showing off-site utility improvements required to service the proposed Planned Unit Development, and a report showing the cost allocations and funding sources for those improvements.				