Planned Unit Development Application

The Village of Friendliness–Since 1870

Applicant Information

Company Name: Douglas Property Dev LLC Applicant Name: Ric Dyk

Phone Number: [redacted] Email Address: [redacted]

Mailing Address / PO Box 50 Crahen Ave, NE, Ste 200 City: Grand Rapids State: MI Zip: 49525

Property Information

Owner/Agent Name: same as applicant

Phone Number: _____ Email Address: _____

Address: _____ City: _____ State: _____ Zip: _____

Parcel Number: 03-59-830-000-02 Property Size: 32 Acres Zoning District: PUD

Project Information

Proposed Overlay District: n/a

Describe the proposed Planned Unit Development Requested:
Proposed PUD Amendment for the following:

1. Reduce the PUD land area from 78 acres to 32 acres.
2. Reduce the open space of the PUD from 50.7 acres (65%) to 13.47 acres (42%).
3. Eliminate the 25' PUD perimeter buffer at the rear of Units 16, 17, 18, 19, 20 and 21. These units being addressed as follows: 707, 711, 715 and 719 Golf View Drive and 720 Center Street and the unaddressed/undeveloped Center Street unit.

☐ **Yes, I have read the City of Douglas Zoning Ordinance Article 27 Planned Unit Development**

[redacted] 9.4.26
Date

FOR INTERNAL USE ONLY

CITY OF DOUGLAS ZONING REVIEW

Approved ☐ Conditional Approval ☐ Denied ☐ Permit Number _____

Rationale _____ Fee Paid ☐ Application Complete ☐

Plans reviewed by Planning Commission on: _____ Approved on: _____ (Attach Minutes)

_____
Signature of Planning & Zoning Administrator *Date*

City of the Village of Douglas – Planned Unit Development Review Checklist

1. Applicability (per Section 24.01)

- Any proposed development seeking flexibility from underlying zoning (density, use mix, setbacks, etc.)
- Projects involving a mix of residential, commercial, and/or public uses
- Developments located in C-1, C-2, R-5, or other zoning districts where PUDs are permitted
- Redevelopment of large or complex sites seeking unified planning and design

2. Submission Requirements (Sections 27.04 & 24.02)

- Completed PUD Application and Site Plan Review form
- Narrative explaining PUD concept, objectives, and design rationale
- Required application fee and escrow
    - Rezone Request and Preliminary PUD Review: $1,000 Fee, $2,000 Escrow
    - Final PUD Review: $500 Fee, $2,000 Escrow
    - Major Amendment to PUD: $500 Fee, $2,000 Escrow
    - Minor Amendment to PUD: $300 Fee, $1,000 Escrow
- Fifteen (15) site plan copies (one digital PDF and fourteen (14) folded paper copies)
- Site plan drawn to an acceptable engineering scale (minimum 1" = 20')
- Plans based on an accurate land survey
- Applicant's name, address, phone number and email
- Proof of ownership, including legal description and existing liens or options
- Conceptual development schedule and phasing plan

3. Required Site Plan Content (Section 27.04 & 24.02)

- North arrow, scale, date of preparation, and revision history
- Legal property boundaries, lot dimensions, and total site area
- Location, dimensions, and height of all existing and proposed buildings
- Building setbacks and finished floor elevations
- Elevation renderings or illustrative perspectives of proposed buildings
- Internal street layout and circulation system
- Location and number of parking spaces and loading areas
- Sidewalks, trails, open space, and community/recreation areas
- Existing and proposed landscaping plan (type, size, and quantity of vegetation)
- Stormwater management facilities and grading/drainage plan
- Public or private utilities (water, sewer, electric, gas, storm)
- Trash/recycling areas and enclosures
- Lighting and signage details
- Proposed phasing plan, if applicable
- Professional seal of plan preparer (Michigan-licensed engineer, architect, landscape architect, or surveyor)

4. Written Narrative Requirements (Section 24.02 & 27.04 – Some information can be provided in general notes)

- Description of PUD intent and justification for use of PUD mechanism
- Percentage of land to be occupied by buildings, impervious surfaces, and open space
- Description of proposed land uses and unit types (residential, commercial, mixed-use)
- Density calculations (units/acre)
- Target population or market
- Description of community benefits (e.g., open space, affordable housing, infrastructure improvements)
- Description of relationship to surrounding development
- Description of traffic circulation and access points
- List of required local, state, or federal permits
- Potential environmental, traffic, noise, or utility impacts
- Explanation of how project meets intent and objectives of Section 27.01

5. Review & Approval Standards (Sections 27.05 – Sections 27.05 & 24.03-24.07)

- Planning Commission review and recommendation after public hearing
- Plan review includes input from Planning Commissioners, KLSWA, DPW, Fire Department, City Engineer, and City Attorney if needed.
- City Council final decision (approval, approval with conditions, or denial)
- Approval valid for one (1) year unless substantial construction begins
- Changes to approved PUD must follow formal amendment procedures (minor vs. major changes)
- Planning Commission may require additional studies (e.g., traffic, fiscal, environmental) at applicant's expense