

*Repealed by Ord 42**1-12-98*

MANCHESTER TOWNSHIP

ORDINANCE NO. 29

AN ORDINANCE TO AMEND ORDINANCE NO. 9 ENTITLED: "AN ORDINANCE ESTABLISHING ZONING DISTRICTS WITHIN MANCHESTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

THE TOWNSHIP BOARD OF MANCHESTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN ORDAINS:

Section 1. That Ordinance No. 9 entitled: "AN ORDINANCE ESTABLISHING ZONING DISTRICTS WITHIN MANCHESTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN" be, and the same is hereby amended by adding Article XV as follows:

ARTICLE XV

PLANNED-UNIT RESIDENTIAL DEVELOPMENT

SECTION 15.01 - PURPOSE

The purpose of this Article is to permit flexibility in land planning for a residential development which is planned and developed as a complete unit, and which unit has an essential element, privately-owned common property, as, for example, an internal part network abutting home sites in a cluster-type subdivision.

SECTION 15.02 - APPLICATION

The owner or owners of any tract of land in any LR or SR Residential District comprising an area of not less than ten (10) acres may submit to the Township Planning Commission a plan for the use and development of all of the tract of land as a planned-unit residential development.

SECTION 15.03 - DATA REQUIRED

A Preliminary Sketch Plan and a Detailed Site Plan must be submitted in accordance with the provisions of ARTICLE XVII, SITE PLAN REVIEW. In addition to the site plan and data specified in ARTICLE XV, the application shall contain such other pertinent information as may be necessary to a determination that the contemplated arrangement or use may make it desirable to apply regulations and requirements differing from those ordinarily applicable under this Ordinance.

SECTION 15.04 - PUBLIC HEARING

Upon submission of the Detailed Site Plan, the Planning Commission shall hold a public hearing or hearings upon any application for a planned unit development, notice of which shall be given by one (1) publication in a newspaper of general circulation in the Township, within fifteen (15) days but not less than five (5) days next preceding the date of said hearing.

SECTION 15.05 -- REQUIRED STANDARDS FOR GRANTING APPROVAL

If the Planning Commission recommends the approval of the plan, it shall submit the plan to the Township Board for consideration and final action. The Planning Commission shall also transmit to the Board a report on the proposed development. Such report may include recommendations for conditions to be imposed on the applicant. The Commission's report shall state reasons for recommendation of the approval of the application and provide specific evidence that the proposed residential development has met the following standards:

- A. The use of land shall be in conformance with the permitted uses of the district in which the proposed plan is to be located.
- B. That the average lot area per dwelling unit, exclusive of the area occupied by streets, but including the area to be devoted to parks and open spaces, will not be less than the minimum lot area per dwelling unit required for the most intensive residential use permitted in the district in which the planned development is to be located.
- C. The proposed development will be served adequately by essential public facilities and service, such as: highways, streets, police and fire protection, drainage structures, refuse disposal; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.
- D. The proposed unit is of such size, composition, and arrangement that its construction, marketing and operation is feasible as a complete unit without dependence on any subsequent unit or development.
- E. The common open-space, any other common properties, individual properties, and all other elements of the planned unit residential development are so planned that they will achieve a unified environmental scheme with open spaces and all other elements in appropriate locations suitably related to each other, the site, and the surrounding land.

SECTION 15.06 - REQUIRED PROVISIONS IN PLAN

The plan shall contain such proposed covenants, easements, and other provisions relating to the bulk, location, and density of residential units, accessory uses thereto, and public facilities as may be necessary for the welfare of the Planned Unit Residential Development and not inconsistent with the best interests of the entire Township.

The applicant may be required to dedicate land for street or park purposes and, by appropriate covenants, to restrict areas perpetually (or for the duration of the Planned Development) as open space for common use. The development as authorized shall be subject to all conditions so imposed, and shall be exempted from other provisions of this Ordinance only to the extent specified in the authorization.

SECTION 15.07 - TENTATIVE BOARD APPROVAL

The Township Board, upon the receipt of the Planning Commission's report on the proposed plan, may then give tentative approval to such plans, incorporating with the approval such conditions as the Board deems appropriate and in harmony with the general spirit of this Ordinance to promote the public health, safety, morals, convenience and general welfare.

SECTION 15.08 - FINAL ACTION BY APPLICANT

The applicant shall then review his application and plan in its final approved form and sign a statement that the Planned Unit Residential Development Plan in its final form shall be binding on the applicant, his heirs, successors, and assignees.

SECTION 15.09 - FINAL APPROVAL

When the Township Board gives final approval, a zoning certificate shall be issued for the Planned Unit Residential Development even though the size of lots, the depth of yards and the required distance between grouped buildings and the building height, may not conform in all respects to the regulations of the district in which the project is to be located.

Section 2. This ordinance shall take effect thirty (30) days after its publication in the Manchester Enterprise.

Effective date August 23, 1986

Wilma E. Lentz

 Wilma E. Lentz, Manchester Township
 Clerk

CERTIFICATE

I, Wilma E. Lentz, Clerk of the Township of Manchester, Washtenaw County, Michigan hereby certify that the within Ordinance of Manchester Township was duly adopted by the Township Board of the Township of Manchester at a regular meeting thereof on July 14, 1986 and that Lentz, Macomber, Widmayer, Burch, Fielder voted for the adoption of said ordinance and noone voted against and that the same was published on the 24th day of July 1986 in the Manchester Enterprise a newspaper printed and published in the Township of Manchester, Washtenaw County, Michigan.

Wilma E. Lentz

 Wilma E. Lentz, Manchester Township
 Clerk.