

**SUMMARY OF PROPOSED AMENDMENTS TO ALLENDALE TOWNSHIP  
PLANNED UNIT DEVELOPMENT CHAPTER  
AUGUST 3, 2011**

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1. A more detailed Intent section has been added.
2. The area proposed for rezoning to PUD is now a minimum of **three contiguous acres**. The Township Board following a recommendation from the Planning Commission may approve a PUD with less acreage if the Council determines that the intent of the PUD District will nevertheless be achieved. **Currently, there is no minimum size requirement.**
3. The land uses permitted within a PUD zone will regulated by the zoning which is in place for the parcel or parcels requested for PUD rezoning. For example, if an R-1 zoned parcel is requested for rezoning then only the uses, both permitted and special uses of the R-1 zone would apply to the PUD zone. The existing zoning is considered to be the underlying zone.  
  
The Township Board, following a recommendation from the Planning Commission, may permit other land uses not otherwise permitted in the underlying zone but only if the property is developed in conjunction with uses permitted in the underlying zone. **The Board may also allow those uses as recommended by the Township Master Plan although the 2003 Plan does not provide a clear recommendation for several future land use categories such as Mixed Use, University Village and Town Center. Current rules generally allow any use in a PUD regardless of location which requires that the Board react to a PUD proposal instead of being certain of what the Master Plan recommends.**
4. Language has been added which specifically allows the PC & Board to waive or modify the zoning ordinance development standards of the underlying zone.
5. The density permitted in a PUD will be based on either the minimum lot size permitted in the underlying zone or the density recommended by the Master Plan. The Commission will decide the appropriate density and make a recommendation to the Board using criteria in the PUD ordinance to decide the appropriate density.
6. A formula is provided to determine the number of dwelling units allowed with a definition of Net and Gross Development Acreage provided. Current language allows a range of uses and densities depending upon the availability of public water and sewer. **No criteria are currently provided to help the Commission and Board determine the appropriate uses and density.**
7. Precise standards for open space requirements (what is & what is not open space) are provided. Minimum of 20% required for PUD's with single and two family dwellings. **Current requirement of 35% open space and recreational amenities for apartments, townhouses and mobile home parks is retained.**
8. For commercial PUD'S civic space shall be provided such as a central green for sitting, viewing or small outdoor events which is to function as a focal point for the non- residential portions of a PUD. As an alternative provide objects or areas of interest such as a fountain or plaza.
9. Standards for approval are now provided. **Current PUD ordinance does not provide specific discretionary standards.**
10. Review procedures are now more detailed along with the requirement for each level of review. A public hearing will be held by the Planning Commission for both the Preliminary and Final PUD site plans.
11. The land would not be rezoned until the Board approves the final site plan following a recommendation from the Planning Commission.
12. Proposed language recognizes all existing PUD's and allows them to continue as approved.
13. The site plan for a PUD will now be prepared according to the requirements of Chapter 24, Site Plan, review rather than following the separate site plan requirement list in the current PUD chapter.