

ARTICLE XIII
PLANNED INDUSTRIAL ZONING DISTRICT (PID)
(Ord. 4-01)

SECTION 12A.1 STATEMENT OF PURPOSE

This Planned Industrial District (PID) is established under the Planned Unit Development legislation, as authorized by Section 16(c) of the Township Zoning Act (Public Act 184 of 1943, as amended) for the purpose of:

- a. Providing for the development of limited industrial uses that will have limited adverse impact on surrounding land uses and natural features.
- b. Providing for the development of limited industrial uses that will serve as a transition between existing general industrial uses to other lower intensity land uses.
- c. Protect significant natural features that the property owner and Township wish to preserve, such as flood plains, wetlands and woodlands.
- d. Permit flexibility in the regulation of land development to encourage innovation in land use, preserve significant natural features and safeguard the site, and surrounding area. The PID standards are not intended to circumvent standards and requirements of the Zoning Ordinance, but to facilitate the achievement of the stated purposes set forth herein.
- e. Coordinated development on industrial sites in a manner that ensures the efficient provision of public services, and utilities and minimizes adverse traffic impacts.

SECTION 12A.2 QUALIFYING CONDITIONS

The following provisions shall apply to all PIDs:

- a. The PID site shall be under the control of one owner or group of owners and shall be capable of being planned and developed as one integral unit.
- b. A PID zoning classification may be initiated only by a petition and shall meet the requirements of Section 4.1, *Amendments*, in addition to the provisions herein.
- c. The site shall be a minimum size of ten (10) acres.
- d. The site shall provide at least one of the following:
 - 1) Have significant natural features which will be preserved through development under the PID standards, as determined by the Planning Commission; or,

- 2) Provide mitigation to offset infrastructure or transportation impacts not possible under conventional zoning.

SECTION 12A.3 USES PERMITTED

The applicant and the Township Board shall establish a list of permitted uses for a PID, based upon the recommendation of the Planning Commission. The Planning Commission shall make a finding that uses permitted shall be of a nature and design to have minimal external impacts to surrounding land uses and natural features. Such list of permitted uses shall be documented in the PID Agreement required under Subsection (5) (b) below.

SECTION 12A.4 DESIGN STANDARDS

a. Site Design Standards

- 1) The PID shall utilize quality architecture to ensure buildings are compatible with surrounding uses, protect the investment of adjacent landowners, blend harmoniously with surrounding land uses and maintain a positive image for the Township. Elevation drawings shall be reviewed by the Planning Commission as a part of final site plan review. For any side of a building facing a public road or adjoining zoning district that permits residential, at least fifty percent (50%) of the facade shall be constructed of, or covered with brick, glass, glass block, EIFS, decorative concrete block (fluted, scored or split face), stone or vinyl siding.
- 2) Signage, lighting, landscaping, building architecture and materials, and other features of the project shall be designed to achieve an integrated and controlled development, consistent with the character of the Township, surrounding development, and natural features of the area.

b. Buffer Zones

- 1) Where the proposed nature of uses or structures are of a significantly larger scale or different character than surrounding land uses, the Township may require a 50 foot wide buffer area consisting of natural woodlands or a landscaped greenbelt containing a minimum of two (2) evergreen trees and one (1) deciduous tree every 30 feet.
- 2) All outdoor storage shall be within the rear or side yard and shall be screened by a wall or wood fence. Such outdoor storage screening wall shall be setback a minimum of 50 feet from any lot line and shall be surrounded by a landscape buffer consisting of a minimum of two (2) evergreen trees and one (1) deciduous tree every 30 feet.

c. **Environmental Protection Standards**

- 1) The development shall be designed so as to preserve natural features. The limits of tree clearing and grading shall be clearly shown on the PID Concept Plan. If animal or plant habitats of significant value exist on the site, the Township may require that the PID Concept Plan preserve these areas in a natural state and adequately protect them as nature preserves or limited access areas. A minimum 50-foot wide undisturbed open space setback shall be maintained from the edge of any river, stream, wetland or 100-year flood plain and any flood plain shall remain undisturbed.
- 2) An environmental impact study shall accompany the PID concept plan and specifically address the anticipated impact of a proposed use on the natural features, economic climate, social environment, public infrastructure and public services in the Township. The environmental impact study shall describe the environmental characteristics of the site prior to development and the impact of the proposed development on the existing site conditions, including topography, soils, woodlands, wildlife habitat, drainage, groundwater recharge, wetlands, surface water flows, rivers, streams, creeks and ponds, flood stages, water temperature, stream bank erosion, water pollution and water quality for fish. The environmental impact study shall also describe the compatibility of the proposed PID with current and planned adjacent development, including conformance with the Master Plan, traffic, lighting, air pollutants, noise and aesthetic impacts. A description of any hazardous substances expected to be used, stored or disposed of on the site shall be provided.

d. **Traffic Circulation, Operations and Access.** The PID shall provide safe, convenient, un-congested and well-defined circulation to and within the PID. Roads accessing the site shall be sufficient to accommodate the amount of traffic and type of truck traffic generated by the proposed PID. The Township may require the preparation of a traffic impact study documenting the impacting of the proposed PID on the road system.

e. **Dimensional Standards.** All I-Industrial District regulations applicable to setbacks, parking and loading, general provisions, and other requirements shall be met, subject to paragraph (f) below.

f. **Deviations from the Applicable Zoning Regulations.** To encourage flexibility and creativity consistent with the intent of the PID regulations, the Township may permit specific departures from the requirements of the Zoning Ordinance for yards and lots as a part of the approval process. Any regulatory modification shall be approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards.

A table shall be provided on the PID Concept Plan and in the PID Agreement that specifically details all deviations from the established zoning area, height and setback regulations, off-street parking regulations or general provisions that would otherwise be applicable. The PID Agreement shall specify the reasons for the deviation and mechanisms to be utilized for the protection of the public health, safety, and welfare in lieu of the regulations from which deviation is being sought. Only those deviations consistent with the stated purpose of this district shall be allowed.

SECTION 12A.5 APPLICATION AND REVIEW PROCEDURE

A PID zoning classification shall follow the public hearing procedures and requirements for rezoning under Section 4.1 Amendments in addition to the following information:

- a. **Application.** The submission shall include application requirements of Section 4.1, current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land, completed application form, application fee, Conceptual PID Site Plan and draft PID Agreement.
- b. **Conceptual PID Site Plan.** The petition for rezoning to PID shall be accompanied by a Conceptual PID Site Plan that contains the following information:
 - 1) The applicant's name and address.
 - 2) The preparer's name and professional seal of architect, engineer, surveyor or landscape architect indicating license in the State of Michigan.
 - 3) Date of preparation and any revisions.
 - 4) Property lines, dimensions, legal description and size of property in acres.
 - 5) Small location sketch of the subject site and area within one-half mile.
 - 6) Zoning and current land use of applicants' property and all abutting properties and of properties across any road.
 - 7) Lot lines and all structures on the property and within one-hundred (100) feet of the PID property lines.
 - 8) Location of any access points on both sides of the street within one-hundred (100) feet of the PID site along streets where access to the PID is proposed.
 - 9) Natural features, including topography, existing drainage patterns, surface water bodies, flood plain areas, wetlands and the limits of major stands of trees.
 - 10) Conceptual layout of proposed land use, acreage allotted to each use, building footprints, roadways, parking areas, driveways.
 - 11) General location of landscape buffers.
 - 12) A preliminary layout of storm water drainage, detention pond location, water supply and wastewater disposal systems and utilities.
- c. The environmental impact study required under Subsection 4.c.2) above.
- d. **PID Agreement.** The PID Agreement shall be entered into by both the applicant and the Township Board. Such agreement shall upon approval be recorded with the

County Register of Deeds and shall include the following:

- 1) Set forth the list of uses that will be permitted in the PID.
 - 2) Set forth the conditions upon which the approval is based, with reference to the PID Concept Plan and a description of all deviations from Township regulations which have been requested and approved.
 - 3) Assure that woodlands, wetlands and flood plains will be preserved as shown on the site plan, or replaced on a caliper for caliper basis.
 - 4) Assure all site improvements will be made including landscape buffers and prescribe the means, timing and maintenance for such improvements.
 - 5) Assure the construction, improvement and maintenance of all roads and necessary utilities to mitigate the impacts of the PID project through construction by the developer, bonds or other satisfactory means.
 - 6) Address any other concerns of the Township regarding construction, maintenance and protection of natural resources and surrounding land uses.
- e. **Public Hearing.** The Planning Commission shall review the rezoning request, the Conceptual PID Site Plan, and PID Agreement, conduct a public hearing in accordance with Section 4.1), and make a recommendation to the Township Board and County Planning Commission based upon the approval standards of Subsection 6. below.
- f. **Approval.** Following receipt of a recommendation from the Township and County Planning Commissions, the Township Board shall either approve or deny the rezoning request, the Conceptual PID Site Plan and PID Agreement. Conditions may be attached to the approval of the Conceptual PID Site Plan and PID Agreement to insure that public services and facilities will be capable of accommodating increased demand, and traffic, protect the natural environment, insure compatibility with adjacent land uses and protect the social, and economic well-being of the community.
- g. **Final PID Site Plan(s).** Following the PID rezoning, approval of the PID Concept Plan and recording of the signed PID Agreement the applicant shall submit final site plans meeting the requirements of Article 16, *Site Plan Review*. All final site plans shall be in accordance with the approved PID Concept Plan and PID Agreement.
- h. **Amendments and Deviations from Approved PID Concept Plan.** Any modification to the approved PID Concept Plan or PID Agreement shall require approval by the Township Board, based upon a recommendation by the Planning Commission.

SECTION 12A.6 APPROVAL STANDARDS

Approval of the Conceptual PID Site Plan and PID Agreement shall only be granted where all of the following standards have been met:

- a. The PID meets the qualifying conditions and the design standards of this Article.
- b. The uses proposed shall have a beneficial effect, in terms of public health, safety and welfare on present and future potential surrounding land uses. The uses proposed will not adversely affect the public utility and transportation system, surrounding properties, or the environment.
- c. The PID is generally consistent with the vision statements, goals, objectives and future land use map of the Township Master Plan.
- d. Judicious effort has been used to preserve significant natural features, surface water, groundwater and the integrity of the land.
- e. The PID is consistent with, and promotes the stated purpose of this Article and the Zoning Ordinance.