

**ARTICLE 8B**  
**CPUD - COMMERCIAL PLANNED UNIT DEVELOPMENT**

**SECTION 8B.01     PURPOSE**

The Commercial Planned Unit Development (CPUD) is an optional development provision which provides a list of "overlay" zoning standards which apply to the respective "underlying" commercial district. For properties approved for the CPUD designation, these CPUD standards replace the lot area, lot width, set back requirements, and other related regulations of each respective commercial zoning district.

The CPUD provisions are intended as a design option, aimed at permitting flexibility in the regulation of land development, encouraging efficiency and innovation in land use and variety in design of structures, promoting efficient layout of public utilities, minimizing adverse traffic impacts, and encouraging the use and improvement of existing sites when the uniform regulations contained in commercial zoning districts do not afford adequate protection and safeguards for the site or its surrounding areas.

The CPUD provision and its standards are intended to accommodate development on sites which may set precedents for other commercial developments within the Township, will have a significant impact upon traffic volumes throughout the area, exhibit difficult development constraints, provide opportunities to mix compatible land uses, or to accomplish a particular development or land use objective identified by the Township.

In order to encourage CPUD developments on specific properties, the CPUD provision relaxes or waives one (1) or more of the requirements of the underlying zoning district. CPUD offers an added degree of flexibility in the density, placement, bulk and interrelation of buildings and uses within commercial zoning districts. CPUD also allows a developer to mix compatible commercial uses, and possibly residential types, on a single property.

**SECTION 8B.02     APPLICATION AND PROCESS**

Upon a recommendation by the Planning Commission and approval by the Township Board, a CPUD overlay district may be applied to any existing commercial zoning district. Upon approval of the final development plan and the CPUD agreement by the Township Board, the Official Zoning Map shall be annotated for the land area involved so that CPUD overlay is clearly shown on the map.

In addition, the Township shall maintain a current list of all approved CPUD projects, showing the approval date, the time by which project construction must begin, and the time that the approval period for the final CPUD plan expires.

**SECTION 8B.03     USES PERMITTED**

Compatible commercial, office and public uses may be combined in a CPUD plan. Residential uses proposed in a CPUD plan may be permitted by the Township Board only after the developer

provides detailed rationale on how residential uses meet the objectives of the CPUD provision of the Zoning Ordinance. Both permitted uses and special uses of the underlying zoning district may be proposed for the CPUD.

**SECTION 8B.04 MINIMUM PROJECT AREA**

The gross area of a tract of land to be developed under CPUD shall be a minimum of five (5) acres, provided that parcels as small as one-half (1/2) acre may be proposed for CPUD on the basis of their potential to meet the intent of the CPUD provision. In an effort to advance the goal of good land use planning, the Township may propose or designate a parcel of any size for the CPUD process, if it advances development objectives consistent with the goals of the Township Land Use Plan.

When a CPUD proposes a mixture of residential uses and commercial or office uses, the Township Board, with input from the Planning Commission, may allow for twenty percent (20%) of the gross site area for residential use. Whenever the Township Board is of the opinion that more residential area would be beneficial to the Township and the surrounding area, it may permit additional area for residential use. However, in no case shall the area planned for residential development exceed thirty-five percent (35%) of the gross site area.

**SECTION 8B.05 PROJECT OWNERSHIP**

The land proposed for a CPUD project may be owned or controlled by either a single person, a corporation, or by a group of individuals or corporations. Such ownership may be by a public or private corporation. The proposed CPUD site shall be capable of being planned and developed as one (1) integral unit.

**SECTION 8B.06 UTILITY REQUIREMENTS**

Underground utilities, including telephone and electrical systems, are required within the limits of all CPUD projects. Appurtenances to these systems which can be effectively screened may be excepted from this requirement if the Planning Commission and Township Board find that such exemption will not violate the intent or the character of the proposed CPUD.

**SECTION 8B.07 HEIGHT REQUIREMENTS**

For each one (1) foot of height over the maximum height allowed by the underlying commercial zoning district, the distance between non-residential buildings and the side and rear property lines of the development that directly abut residentially used property shall be increased by one (1) foot. The maximum height of any building in a CPUD is sixty (60) feet.

**SECTION 8B.08 STANDARDS FOR ACCESS MANAGEMENT, PARKING AND LOADING**

1. Intent and Purpose. The purpose of this section is to provide access standards which will facilitate through-traffic operations, ensure public safety along roadways, and protect the public investment in the street system, while providing property owners with reasonable,

though not always direct, access. The standards are specifically designed for streets whose primary function is the movement of through traffic, as opposed to local streets whose primary function is access to adjacent properties.

2. Application of Standards. The standards of this section shall be applied to the major traffic routes (arterials) identified in the Township's Land Use Plan. The access standards contained herein shall be required in addition to, and where permissible shall supersede, the requirements of the Michigan Department of Transportation and/or Livingston County. The standards contained in this article shall apply to all uses.
3. Number of Driveways.
  - a. Access to a CPUD shall consist of either a single two-way (2) driveway or a pair of one-way (1) driveways wherein one (1) driveway is designed and appropriately signed to accommodate ingress movements and the other egress movements.
  - b. Where the frontage of a CPUD is insufficient to provide a driveway meeting the minimum driveway width and radii, a shared driveway or other means of access may be required.
  - c. Where the CPUD is situated on a corner lot, one (1) access point on each street frontage may be permitted, provided there is a minimum of one-hundred (100) feet of frontage per side. No more than one (1) access point shall be permitted per side for CPUD's located on corner lots unless otherwise provided for within this article.
  - d. Where the CPUD has continuous frontage of over three hundred (300) feet and the developer can demonstrate, using the Institute of Transportation Engineer's Trip Generation Manual or another accepted reference, that a second access is warranted, the Planning Commission and Township Board may allow an additional access point. Where possible, this access should be spaced accordingly to the standards contained herein, located on a side street, shared with an adjacent property, and/or be designed to restrict one (1) or both left turn movements.
  - e. Where the CPUD has continuous frontage of over six hundred (600) feet, a maximum of three (3) driveways may be allowed, with at least one (1) such driveway being designed, constructed, and signed for right-turns-in and right-turns-out only.
4. Shared Access, Joint Driveways, Frontage Roads, Parking Lot Connections and Rear Service Drives.
  - a. Shared use of access between two (2) or more property owners or CPUD's is encouraged through use of driveways constructed along property lines, connecting parking lots and construction of on-site frontage roads, and rear service drives, particularly for the following:

- 1) sites within one quarter (1/4) mile of major intersections;
- 2) sites having dual frontage;
- 3) sites where frontage dimensions are less than three hundred (300) feet;
- 4) locations with sight distance problems; and/or
- 5) along roadway segments experiencing congestion or accidents.

In such cases, shared access of some type may be the only access design allowed.

- b. In cases where a site is adjacent to an existing frontage road, a parking lot of a compatible use, or a rear service drive, a connection to the adjacent facility may be required by the Planning Commission and Township Board.
- c. In cases where a site is adjacent to undeveloped property, the site must be designed and constructed to accommodate a future frontage road, parking lot connection, rear service drive, or other means of shared access as determined by the Planning Commission and Township Board.
- d. The developer shall provide the Township with letters of agreement or access easements from all affected property owners.

5. Adequate Sight Distance.

- a. Requirements for minimum intersection or corner sight distance for driveways shall be in accordance with the American Association of State Highway and Transportation Officials (AASHTO) guidelines defined in Chapter 9 of "A Policy on Geometric Design of Highways and Streets, 1984," or its latest edition.
- b. The Planning Commission and Township Board may adjust driveway locations where there is a concern regarding adequate sight distance.

6. Driveway Spacing from Intersections and Access Ramps.

- a. Driveway spacing from intersections shall be measured from the centerline of the driveway to the extended edge of the intersecting street's right-of-way line.
- b. In order to preserve intersection operations and safety, the minimum distance between a driveway and an intersecting street right-of-way shall be based on the following:
  - 1) For locations in the vicinity of intersections experiencing congestion (peak hour operations below level of service "C", as defined by AASHTO, for one (1) or more movements) and/or a significant number of traffic accidents (five (5) or more annually), the Planning Commission and Township Board may require that access be constructed along the property line furthest from the intersection.

- 2) For locations within two hundred (200) feet of any signalized or four-way (4) stop intersection, driveways shall be spaced a minimum of one-hundred-fifty (150) feet from the intersection. Where this spacing cannot be provided, driveways designed for "right-turn in/right-turn out only" movements may be allowed, with a minimum spacing of seventy-five (75) feet from the intersecting street right-of-way.
- 3) Driveways shall be spaced a minimum of two hundred (200) feet from the centerline of access ramps of interstate or limited access highways.
- 4) One-hundred (100) feet for locations not addressed by items 6.b.1, 6.b.2, or 6.b.3.

7. Driveway Spacing from Other Driveways.

- a. Driveway spacing from other driveways shall be measured from the centerline of each driveway at the point where it crosses the street right-of-way line.
- b. Minimum driveway spacing from other driveways along the same side of the street shall be determined based on posted speed limits along the parcel for each particular frontage, as follows:

<u>Posted Speed Limit (mph)</u>	<u>Minimum Driveway Spacing</u>
<u>25 mph</u>	<u>100 feet</u>
<u>30 mph</u>	<u>125 feet</u>
<u>35 mph</u>	<u>150 feet</u>
<u>40 mph</u>	<u>185 feet</u>
<u>45 mph</u>	<u>230 feet</u>
<u>50 mph</u>	<u>275 feet</u>
<u>55 mph</u>	<u>350 feet</u>

- c. Driveways shall be directly aligned with those across the street or, where offset, the minimum driveway spacing from driveways across the street shall be one-hundred-fifty (150) feet, excluding when one (1) or both driveways are designed and signed for right-turn-in/right-turn-out only.

8. Driveway Design, Canalized Driveways, Deceleration Lanes and Tapers, Bypass Lanes.

- a. Driveways shall be designed to the standards of Livingston County, except where stricter standards are included herein or by the Township's driveway construction standards.
- b. Driveway Width and Radii.

1. The typical driveway design shall include one (1) ingress and one (1) egress lane, with a combined minimum throat width of twenty-five (25) feet and a maximum throat width of thirty (30) feet, measured from face to face of curb.
  2. Wherever the Planning Commission and Township Board determines that traffic volumes or conditions may cause significant delays for traffic exiting left, two (2) exit lanes may be required.
  3. For one-way paired driveway systems, each driveway shall be twenty (20) feet wide, measured perpendicularly.
  4. In areas with pedestrian traffic, the exit and enter lanes may be separated by a median with a maximum width of ten (10) feet. Concrete sidewalks shall be continued and/or maintained across driveways.
  5. Driveways shall be designed with a twenty-five (25) foot radii; thirty(30) foot radii shall be required where daily truck traffic is expected.
- c. **Directional Driveways, Divided Driveways and Deceleration Tapers.** Directional driveways, divided driveways, and deceleration tapers and/or by-pass lanes may be required by the Planning Commission and Township Board where they will reduce congestion and accident potential for vehicles accessing the proposed use or site. Right-turn tapers shall be a minimum of seventy-five (75) feet in length and at least eleven (11) feet wide.

9. Design of Frontage Roads, Rear Service Drives and Parking Lot Connections.

Frontage roads, rear service drives and drives connecting two (2) or more parking lots shall be constructed in accordance with the following standards:

- a. Pavement width shall be a maximum of thirty (30) feet, measured face of curb to face of curb; intersection approaches may be widened to thirty-nine (39) feet for a left turn lane.
- b. Frontage road access to public streets shall be spaced according to the standards of subsections (6) and (7), above.
- c. Frontage roads shall have a minimum setback of thirty (30) feet between the outer edge of pavement and the right-of-way line, with a minimum sixty (60) feet of uninterrupted queuing (stacking) space at the intersections.
- d. Parking along or which backs into a frontage road shall be prohibited.
- e. For properties which are currently developed or are adjacent to developed uses, and the standards of (a) through (d) above are determined by the Planning Commission and Township Board to be too restrictive, frontage roads can be defined through

parking lots by raised and/or painted islands, as shown, provided that at least every third-end island is raised.

10. Parking, Loading and Sidewalks.

- a. All parking and loading areas, including driveways, drive lanes, and other access drives shall be paved with either asphalt or concrete, and maintained without large cracks or deterioration of the surface. Masonry pavers are an optional decorative opportunity. All such areas shall also be curbed and guttered with concrete curbs six (6) to eight (8) inches high and concrete gutters twelve (12) inches wide.
- b. Parking for outlet parcels must be located behind buildings or to the sides.
- c. Loading areas and docks shall be placed on the side or rear of buildings, shall be perpendicular to the buildings, and be screened in accordance with this article.
- d. Sidewalks are required at all building entrances and within all road rights-of-way abutting a CPUD, and must be constructed of concrete, exposed aggregate or decorative pavers, and must be a minimum width of five (5) feet. Building sidewalks should connect to parking areas in the most direct manner. Sidewalks within rights-of-way shall extend across driveway aprons and connect to parking areas or building sidewalks where possible.

**SECTION 8B.09 STANDARDS FOR ARCHITECTURE AND BUILDING MATERIALS**

The purpose and intent of the following architectural and site design standards is to evaluate proposed buildings and site improvements during the review of a CPUD to ensure that certain design and appearance standards are maintained. These standards provide a means of evaluating whether the proposed building design and site layout meet the overall intent of the Township's Land Use Plan and Zoning Ordinance.

All facades of proposed buildings within a CPUD which front upon or are visible from a public right-of-way shall be subject to the following standards for building form, architectural details and features, building materials, windows, and signs.

1. Building mass, height, bulk and width-to-height ratios must be similar in scale and in proportion to other buildings within the immediate area, unless existing buildings do not meet the standards of this article as determined by the Planning Commission and Township Board.
  - a. An uninterrupted length of a single building facade shall not exceed one-hundred (100) feet for all buildings. Recesses, off-sets, angular forms, or other features shall be used to provide a changing and varying facade. Vertical elements such as towers, cupolas, and chimneys are recommended.

- b. Windows shall be recessed and include visually-obvious sills. Spaces between windows shall be formed by columns, mullions, or material found elsewhere on the facade. Solid walls of glass are not permitted.
  - c. Main entrances shall be emphasized with doors larger than required by the applicable building code(s) and framing devices such as deep overhangs, recesses, peaked roof forms, porches, or arches.
2. Buildings shall possess architectural variety, but shall be constructed of similar but not identical materials and entrances, to other buildings within the immediate area of the subject site, unless the Planning Commission or Township Board determines other building materials and forms are acceptable, or that existing buildings do not meet the standards of this article. Buildings shall enhance the Township's character and appearance as determined by the Planning Commission and Township Board.
- a. Pitched roof forms (gable, hip, shed) with overhanging eaves between four (4) inches of vertical rise to twelve (12) inches of horizontal run and twelve (12) inches of vertical rise to twelve (12) inches of horizontal run are recommended. Standing seam metal roofs and flat roofs may also be permitted. Mansard, mock mansard, or barrel roofs are not permitted. Dormer windows are recommended. Distinctively shaped roof forms, detailed parapets, and exaggerated cornice lines should be incorporated into roof lines along building facades greater than one-hundred (100) feet. Roof top mechanical equipment must be screened by the roof form.
  - b. Building facades greater than one-hundred (100) feet shall contain architectural features, details and ornaments such as arches, roof cornices, contrasting courses of material or color, stone or ceramic accent tiles, water tables, molding, colonnades, columns, pilasters, detailed trim, brick bands, cornices or porches. All sides of a building shall be similar in design, details, and materials. Elements such as wall clocks, decorative light fixtures, and door or window canopies are also recommended. Canopies should be of metal or canvas, vinyl canopies are not recommended. All commercial or office buildings must have interior downspout and gutter systems; exterior downspouts and gutters are not permitted for commercial or office buildings, except for those originally constructed for single-family residential purposes.
  - c. Main entrances to buildings should be emphasized with larger doors and framing devices shall incorporate devices such as deep overhangs, recesses, peaked roof forms, canopies, overhangs, raised parapets over the door, archways, awnings, porches, display windows, accent colors, and details such as tile work, moldings, pedestrian-scale lighting, and distinctive door pulls.
  - d. Natural or traditional colors shall be used for the main portions of building facades and roof forms. Bright or fluorescent colors are permitted for trim, accent, and other decorative architectural features only. Colors should be natural to the material or pigmented, and not painted on the material whenever possible.



3. Building materials must be primarily natural products, conveying permanence, such as brick, decorative masonry block, stone, or beveled wood siding, and each building facade must contain approximately two-thirds (2/3) of these materials. Approximately one-third (1/3) of building facades may contain the following materials, which should be used for decorative features or accents only: glass, unless used as windows; reflective glass; exterior insulation finish systems (EIFS); vinyl, aluminum, or steel siding; or similar synthetic or highly-reflective materials. Building facades not facing public rights-of-way may also contain these materials and pre-cast concrete or plain masonry block.
4. Front facades shall contain windows equal to approximately one-quarter (1/4) of the area of the facade. The approximate size, shape, orientation and spacing of windows should match that of buildings within five-hundred (500) feet, unless the Planning Commission or Township Board determines other sizes, shapes, orientation, and spacing are acceptable. In multiple story buildings, facade windows above the first story shall have tinted glass.
5. Wall or building signs with separate, individual letters with internal illumination are permitted. Monument-type ground signs are permitted with a maximum height of eight (8) feet, and a maximum area of sixty-four (64) square feet. The frame of monument-type ground signs must be of the same material as the building's construction. Any illuminated window signs must be approved by the Planning Commission and Township Board.

The following signs are prohibited in a CPUD: box or panel signs; pole or pylon signs; roof signs; projecting signs; billboards.

#### **SECTION 8B.10 STANDARDS FOR LIGHTING**

1. Interior site and parking lot lighting should provide illumination adequate for security. Lighting must be no greater than one (1) foot candle at any property line with a maximum intensity of ten (10) foot candles at any point within the site.
2. Details for light fixtures must be submitted with an application for a CPUD. Decorative light fixtures similar in design to those used throughout the CPUD or the adjoining area are recommended. "Shoe box" style light fixtures may be used for lighting to screen the light element from view. In addition, fixtures must be directed downward and cannot be angled in any manner.
3. Pole-mounted overhead lighting must be used for parking lots, as opposed to building-mounted lighting. Where required by the building code, building-mounted lighting may be used to illuminate rear doors and loading and unloading areas. Glare from light fixtures may not extend past a development's property line onto other properties or rights-of-way.

4. The design of exterior building illumination should avoid exposed light fixtures. Flashing or moving lights are not permitted and any neon lighting must be approved as part of the CPUD by the Planning Commission and Township Board.

#### **SECTION 8B.11 STANDARDS FOR LANDSCAPING AND SCREENING**

1. Intent and Purpose. The intent of this article is to establish minimum standards for the design, installation, and maintenance of landscaping within CPUD's along public streets, as buffer areas between uses, on the interior of a site, within parking lots, and adjacent to buildings. Landscaping is viewed as a critical element contributing to the aesthetic qualities, development quality, and stability of property values, privacy, and the overall character in the Township. The standards of this article are also intended to provide incentives to preserve quality mature trees, screen headlights to reduce glare, integrate various elements of a site, help ensure compatibility between land uses, assist in directing safe and efficient traffic flow at driveways and within parking lots, and minimize negative impacts of storm water runoff and salt spray.

The landscaping standards of this article are considered the minimum necessary to achieve this intent. In several instances, the standards are intentionally flexible to encourage flexibility and creative design. Applicants are encouraged to provide additional landscaping to improve the function, appearance and value of their property.

2. Requirements And Timing of Landscaping
  - a. Plan Required. A landscaping plan shall be included with any application for a CPUD. A separate landscaping plan shall be submitted at a minimum scale of one (1) inch equals forty (40) feet. The landscape plan shall clearly describe the location, type, size, and spacing of all plant materials. It shall also include planting details and specifications clearly describing planting technique, material installation, planting mixtures, mulch, material depth, seed blends, and other necessary information.
  - b. Installation and Inspection. Wherever this article requires landscaping or plant materials, it shall be planted within six (6) months from the date of issuance of a certificate of occupancy and shall thereafter be reasonably maintained with permanent plant materials which may be supplemented with other landscaping. The Township Board may require a performance guarantee to cover the cost of landscaping prior to issuing a certificate of occupancy. Landscaping shall be installed in a sound manner according to generally accepted planting procedures with the quality of plant materials as hereinafter described. Landscaped areas shall be protected from vehicular encroachment by use of concrete curbs and gutters. Landscaped areas shall be elevated above the pavement to a minimum height of six (6) inches to protect plant materials from snow removal operations, salt, and other hazards. If building or paving construction is completed in an off-planting season, a temporary certificate of occupancy may be issued only after the developer provides a performance bond to ensure installation of required landscaping in the next planting season.

An inspection of plant materials will be conducted by the Township within three (3) months of written notification of installation to release the performance guarantee.

- c. Plant Material Standards. It is the intent of this article that an interesting and thoughtful mixture of plants shall be provided. Therefore, all required landscaping shall comply with the following minimum plant material standards, unless otherwise specified within this article. These standards may be varied by the Planning Commission and Township Board when these established minimums will not serve the purpose and intent of this article.
3. Plant Quality. Plant materials permitted in required landscaped areas shall be nursery grown, hardy to the climate of southeast Michigan, long lived, resistant to disease and insect attack, and shall have orderly growth characteristics.
4. Plant Size Specifications.
  - a. Trees. Required trees shall be of the following sizes at the time of planting, unless otherwise stated in this article.
    - i. Deciduous Trees. Two and a half (2 1/2) inch caliper minimum measurement at four (4) feet off the ground, with a minimum eight (8) feet in height above grade when planted.
    - ii. Evergreen Trees. Eight (8) feet in height, with a minimum spread of three (3) feet and the size of the bur lapped root ball shall be at least ten (10) times the caliper of the tree measured six (6) inches above grade.
    - iii. Deciduous Ornamental Trees. One (1) inch caliper minimum at three (3) feet off the ground, with a minimum height of six (6) feet above grade when planted.
  - b. Shrubs. Minimum twenty-four (24) inches high above planting grade.
  - c. Hedges. Planted in such a manner as to form a continuous unbroken visual screen within two (2) years after planting.
  - d. Vines. Minimum of thirty (30) inches in length after one (1) growing season.
  - e. Ground Cover. Planted in such a manner as to present a finished appearance and reasonably complete coverage after one (1) complete growing season.
  - f. Grass. Planted in species normally grown as permanent lawns in southeast Michigan. Grass may be plugged, sprigged, seeded, or sodded, except that rolled sod, erosion reducing net, or suitable mulch shall be used in swales or other areas subject to erosion. Grass, sod, and seed shall be clean and free of weeds, noxious pests, and disease.
  - g. Mulch Material. Minimum of four (4) inches deep for planted trees, shrubs, and vines, and shall be installed in a manner as to present a finished appearance.

5. Approved Plant Species. Unless otherwise provided elsewhere within this article, or specifically permitted by the Planning Commission and Township Board, all required plant materials shall be of the following species:
  - a. Deciduous Trees. Hard Maple, Oak, Beech, Ash, Ginko (male only), Bradford Pear, Linden, Honey Locusts (thornless).
  - b. Evergreen Trees. Fir, Spruce, Pine, Hemlock.
  - c. Deciduous Ornamental Trees. Amur Maple, Dogwood, Redbud, Magnolia, Hicks Yew, Pfitzer Juniper, Ornamental Cherry, Viburnum, Flowering Crabapple.
  - d. Shrubs. Honeysuckle, Lilac, Cotoneaster, Forsythia, Euonymus, Hydrangea, Privet, Alpine Currant, Barberry, Flowering Quince, Spreading Yews, Juniper, Burning Bush, Spiraea, Mugo Pine, Bayberry.
  - e. Ground Cover. Pachysandra, Spreading Juniper, Wintercreeper, Periwinkle, English Ivy.
  
6. Prohibited Plant Materials. The following plant materials shall not be used for landscaping purposes under any circumstances because of susceptibility to storm damage, disease, or other undesirable characteristics: Box Elder, Silver Maples, American Elm, Horse Chestnut, Poplar, Aspen, Ailanthus, Catalpa, European Barberry.
  
7. Required Landscaping Along Public Streets and CPUD Boundaries. One of the following street landscaping options is required on land abutting public rights-of-way, boundaries of the CPUD site that are not adjacent to other CPUD's or commercial districts, or where otherwise referenced.
  - A. Greenbelt. A required greenbelt shall meet the following standards:
    1. Greenbelts shall have a minimum width of ten (10) feet. The Planning Commission and Township Board may permit the width of the greenbelt to be reduced in cases where existing conditions do not permit a ten (10) foot width and in areas where it is desirable to maintain a shallow front setback. In such cases, the greenbelt requirement may be met through the provision of street trees within the curb line, or the provision of landscaping as required below.
    2. At least one (1) deciduous tree (minimum two and a half (2 1/2) inch caliper) and four (4) minimum twenty-four (24) inch high shrubs shall be planted per each forty (40) lineal feet of street frontage. Location of the trees and shrubbery is discretionary. Additional canopy trees may be provided in lieu of the requirement for shrubs at the rate of one (1) additional canopy tree for every four (4) required shrubs.

3. The greenbelt area shall contain grass, vegetation ground cover, four (4) inch shredded bark mulch, or four (4) inch deep crushed stone on a weed barrier, excluding marble chips or lava rock, and curbed or edged as necessary. Steel, aluminum, or black plastic edging shall be used for any planting beds.
  4. Where headlights from parked vehicles will shine into the right-of-way, the Planning Commission and Township Board may require use of a totally obscuring hedge with a minimum height of twenty-four (24) inches and a maximum height of thirty-six (36) inches.
- a. Berms. A combination of a raised earth berm and plantings where and when required shall meet the following standards:
1. Berms shall have a minimum height of two (2) feet with a crest at least three (3) feet in width. The height of the berm may meander if the intent of this section is met and an appropriate screen is provided.
  2. The exterior face of the berm shall be constructed as an earthen slope, with a slope not to exceed one (1) foot of vertical rise to three (3) feet of horizontal distance (1:3). The interior face of the berm may be constructed as an earthen slope or retained by means of a wall, terrace, or other means acceptable to the Planning Commission and Township Board.
  3. At least one (1) deciduous tree (minimum two and a half (2 1/2) inch caliper) shall be provided for each thirty (30) feet of lineal street berm length.
  4. At least one (1) minimum twenty-four (24) inch high shrub shall be provided for each one-hundred (100) square feet of berm surface area (calculated from a plan view).
  5. Berm slopes shall be protected from erosion by sodding or seeding. If slopes are seeded, they shall be protected until the seed germinates and a permanent lawn is established by straw mulch, hydro-mulching or netting specifically designed to control erosion.
  6. The base of any signs placed within the berm shall be at, or below, the average grade along the berm.
- b. Buffer Strip. A buffer strip may be required, particularly where the adjacent uses and those across the street are residential in character or less intense than the use of the subject site. The intent of the buffer strip is to have a minimum five (5) foot high obscuring area along side or rear lot lines, and an appropriate landscaped strip along front lot lines. A buffer strip shall meet the following requirements:

1. Buffer strips shall have a minimum width of ten (10) feet.
2. All trees shall be evergreens a minimum eight (8) feet high at planting.
3. The buffer planting area shall contain grass, vegetation ground cover, four (4) inch shredded bark mulch, or four (4) inch deep crushed stone on a weed barrier, excluding marble chips or lava rock, and curbed or edged as necessary. Steel, aluminum, or black plastic edging shall be used for any planting beds.
4. The following species and planting spacing are recommended:

<b>Common Name</b>	<b>Scientific Name</b>	<b>(Feet on Center)</b>
"Burki" Red Cedar	Juniperus Virginiana "Burki"	4
Mugo Pine	Pinus Mugo	5
Dark Green Arborvitae	Thuja Nigra	3
Canadian Hemlock	Tsuga Canadensis	12
Serbian Spruce	Picea Omorica	10
Irish Juniper	Juniperus Communis	3
White Fir	Abies Concolor	10
White Pine	Pinus Strobus	10
Ketleeri Juniper	Juniperus Chinensis "Ketleeri"	5

8. Interior Landscaping. There shall be interior landscaping areas exclusive of any other required landscaping in every CPUD consisting of at least ten percent (10%) of the total lot area. This landscaped area should be grouped near building entrances, along building foundations, along pedestrian walkways, and along service areas. All interior landscaping shall conform to the following standards:
  - a. One (1) deciduous (minimum two and a half (2 1/2) inch caliper) or ornamental tree (minimum two (2) inch caliper) or evergreen tree (minimum five (5) foot height) shall be provided for every four-hundred (400) square feet of required interior landscaping area.
  - b. One (1) twenty-four (24) inch high shrub shall be provided for every two-hundred-fifty (250) square feet of required interior landscaping area.
  - c. The interior landscaping area shall contain grass, vegetation ground cover, four (4) inch shredded bark mulch, or four (4) inch deep crushed stone on a weed barrier, excluding marble chips or lava rock, and curbed or edged as necessary. Steel, aluminum, or black plastic edging shall be used for any planting beds.
9. Parking Lot Landscaping. Within every parking area containing ten (10) or more proposed spaces, at least one (1) deciduous tree (two and a half (2 1/2) inch minimum caliper) or ornamental tree (minimum two (2) inch caliper if tree form, six (6) foot minimum height if clump form) with at least one-hundred (100) square feet of planting area shall be used for every ten (10) parking spaces, in addition to any other landscaping requirements. This landscaping shall meet the following standards:

- a. Landscaping shall be dispersed throughout the parking lot in order to break up large expanses of pavement and help direct smooth traffic flow within the lot.
  - b. Landscaping shall be planned and installed such that, when mature, it does not obscure traffic signs or lighting, obstruct access to the fire hydrants nor interfere with adequate motorist sight distance.
  - c. All landscaped areas, when adjacent to streets, driveway aisles, or parking areas, shall be curbed with a concrete curb of a minimum height of six (6) inches. Dimensions of separate landscaped areas within the interior of or adjacent to parking areas shall be shown on the CPUD plan. Minimum width of such areas shall be ten (10) feet; minimum radii shall be ten (10) feet at ends facing main aisles and a minimum one (1) foot for radii not adjacent to main circulation aisles. The length of these areas shall be two (2) feet shorter than adjacent parking space to improve maneuvering. A parking space overhang of two (2) feet may be used to widen a landscaped area and reduce the length of a parking space by two (2) feet less than required by this article.
10. Plant Materials and Minimum Spacing. All plant material shall be hardy to the area, free of disease and insects, and conform to the American Standard for Nursery Stock of the American Association of Nurserymen. The overall landscape plan shall not contain more than thirty-three percent (33%) of any one plant species. The use of trees native to the area and southeast Michigan, and mixture of trees from the same species association, is encouraged.
- a. Trees and Shrubs for Parking Areas (or comparable species).
 

London Plane Tree	Snowdrift Crabapple
Sweet gum Marshal	Seedless Green Ash
Linden Tree	Spiraea
Junipers (Spreading)	Dwarf Callery Pear
Hawthorns	Honey Locust (thornless)
  - b. Trees and Shrubs for Greenbelt and Interior Landscape Areas (or comparable species).

Amur Maple	Sweet gum Tree	Goldenrain
Hawthorns	London Plane Tree	Scarlet Oak
White Ash (seedless)	Pin Oak	European Linden
Honey Locust (thornless)	Little Leaf	
	Linden	Zelkova
Junipers	Border Privet	Gingko
Mugo Pine	Serbian Spruce	Mockorange
Euonymus	Cotoneaster	Snowdrift Crabapple
Hedge Maple	Bayberry European	Hornbean
Viburnum	Dense Yew	Hicks Yew
Dwarf Callery (Bradford)	Pear Red Maple	Sugar Maple

c. Salt Resistant Trees and Shrubs (or comparable species).

Pinus Nigra	Sweetgum	Black Locust
Juniper (sp.)	Honey Locust (thornless)	Bayberry

d. Trees and Shrubs for Shady Areas (or comparable species).

Euonymus	Honey Locust (thornless)	Arborvitae (sp.)
Mahonia Aquifolium	Alpine Curran	Dogwood
Amelanchier	Mountain Laurel	Viburnum
Cotoneasters		

e. Trees Not Permitted (except where they are considered appropriate for the ecosystem, such as in a wetland environment not in proximity to any existing or proposed buildings or structures).

Box Elder	Soft Maples
(Silver) Elms	Poplars
Willows	Tree of Heaven
Catalpa	Buckhorn
European Alder	Horse Chestnut (nut bearing)

f. Plant Material Spacing. Plant materials shall not be placed closer than four (4) feet from the fence line or property line. Plant materials used together in informal groupings shall meet the following on-center spacing requirements:

PLANT MATERIAL TYPES	Evergreen	Narrow Evergreen Trees	Large Deciduous Trees	Small Deciduous Trees
Evergreen Trees	Min. 10' Max. 20'	Min 12'	Min. 20'	Min. 12'
Narrow Evergreen Trees	Min. 12'	Min. 5' Max. 10'	Min. 15'	Min. 10'
Large Deciduous Trees	Min. 20'	Min. 15'	Min. 20' Max. 30'	Min. 15'
Small Deciduous Trees	Min. 12'	Min. 10'	Min. 15'	Min. 8' Max. 15'
Large Shrubs	Min. 6'	Min. 5'	Min. 5'	Min. 6'
Small Shrubs	Min. 5'	Min. 4'	Min. 3'	Min. 3'



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PLANT MATERIAL TYPES	Large Shrubs	Small Shrubs
Evergreen Trees	Min. 6'	Min. 5'
Narrow Evergreen Trees	Min. 5'	Min. 4'
Large Deciduous Trees	Min. 5'	Min. 3'
Small Deciduous Trees	Min. 6'	Min. 3'
Large Shrubs	Min. 4'      Max. 6'	Min. 5'
Small Shrubs	Min. 5'	Min. 3'      Max. 4'

10. General Layout And Design Standards.

- a. Landscaped areas and plant materials required by this article shall be kept free from refuse and debris. Plant materials, including lawns, shall be maintained in a healthy growing condition, neat and orderly in appearance. If any plant material required by this article dies or becomes diseased, they shall be replaced within thirty (30) days of written notice from the Township or within an extended time period as specified in said notice.
- b. Tree stakes, guy wires and tree wrap are to be removed after one (1) year.
- c. All landscaped areas shall be provided with a readily available and acceptable water supply, or with at least one (1) outlet located within one hundred (100) feet of all planted material to be maintained. Frontage landscaping, boulevard medians, interior parking lot landscaped areas, and other curbed landscaped areas shall be irrigated via an underground sprinkler system.
- d. Landscaping materials and arrangement shall ensure adequate sight visibility for motorists, adequate clearance for pedestrians and vehicles, and accessibility to fire hydrants.
- e. Cul-de-sacs, site entrances and boulevard medians shall be landscaped with species tolerant of roadside conditions in southeast Michigan.
- f. Landscaping within the site shall be approved in consideration of sight distance, size of planting area, location of sidewalks, maintenance of adequate overhead clearance, accessibility to fire hydrants, visibility to approved signs of adjacent uses, compatibility with the visual character of the surrounding area, maintenance-performance guarantee, and curbing around landscape areas.
- g. Plantings within fifteen (15) feet of a fire hydrant shall be no taller than six (6) inches at maturity.

12. Incentives to Preserve Existing Trees. The Township encourages the preservation of quality and mature trees by providing credits toward the required trees for greenbelts, buffer strips, interior landscaping, and within parking lots. Trees intended to be preserved shall be indicated with a special symbol on the site plan and be protected during construction through use of a fence around the drip line. Tree species, location, and caliper must be shown on the landscape plan. Tree protection measures must be shown and noted on the landscape plan. To obtain credit, the preserved trees shall be of a high quality and at least two and one half (2 1/2) inches caliper. Trees to be preserved shall be counted for credit only if they are located on the developed portion of the site as determined by the Planning Commission and Township Board. Trees over twelve (12) inches caliper to be removed shall be noted on the landscape plan.

The credit for preserved trees shall be as follows. Any preserved trees receiving credit which are lost within two (2) years after construction shall be replaced by the land owner with trees otherwise required.

<u>Caliper of Preserved Tree</u> <u>(in inches)</u>	<u>Number of Trees</u> <u>Credited</u>
over 12	3
8 to 12	2
2 1/2 to 8	1

Note: Caliper measurement for existing trees is the diameter at a height of four and one half (4.5) feet above the natural grade. (Diameter at Breast Height - D.B.H.)

The following trees are not eligible for preservation credits:

Box Elder	Apple	Poplars
Willows	Hawthorn	Malus (sp.)
Hackberry	Silver Maple	European Alder
Locust (sp.)	Autumn Olive	Norway Maple
Scotch Pine	Buckthorn	Siberian Elm
Red Pine		

13. Screening
- a. Waste Receptacles. Waste receptacles shall be located and screened with a decorative masonry wall of at least six (6) feet in height with a solid or impervious gate. Where receptacles are taller than six (6) feet, the required screening wall shall be the minimum height required to completely screen the receptacle. The required screening wall shall be of the same material as those required for other screening walls on the site and/or the facade of the principal building.

- b. Mechanical Equipment. Ground mounted mechanical equipment shall be screened with plant materials or a wall, when deemed necessary by the Planning Commission and Township Board.
  - c. Loading Areas. Loading areas and loading docks, when adjacent to the boundaries of the CPUD or other buildings, shall be screened by a berm, buffer strip, a decorative masonry wall of at least six (6) feet in height with a solid or impervious gate, or a combination of a berm or buffer strip and a masonry wall.
  - d. Parking Lots. Parking lots, when adjacent to a side or rear boundary of a CPUD, shall be screened by a berm or buffer strip.
14. Waiver or Modification of Standards for Special Situations. The Planning Commission and Township Board may determine existing landscaping or screening intended to be preserved, or a different landscape design, would provide all or part of the required landscaping and screening. In making such a determination to waive or reduce the landscaping and screening requirements of this section, the following may be considered.
- a. Extent that existing natural vegetation provides desired screening.
  - b. There is a steep change in topography which would limit the benefits of required landscaping.
  - c. The presence of existing wetlands and watercourses.
  - d. Existing and proposed building placement.
  - e. The abutting or adjacent land is developed or planned by the Township for a use other than residential uses.
  - f. Building heights and views.
  - g. The adjacent residential district is over two-hundred (200) feet away from the site.
  - h. Similar conditions to the above exist such that no good purpose would be served by providing the landscaping or screening required.

**SECTION 8B.12 PRE-APPLICATION MEETING**

The developer is encouraged to meet with the Township Supervisor, the Township Planner, and the Planning Commission Chairperson to discuss the concepts of the proposed project before submitting a formal application for CPUD. This allows for a dialogue on the development goals of the Township as expressed in its Land Use Plan. At a pre-application meeting the developer should submit a preliminary sketch for the proposed CPUD, containing both maps and a written statement. All maps should show enough of the surrounding area to demonstrate the relationship of the CPUD to adjoining uses, both existing and proposed. The maps which are a part of a sketch plan for a pre-application meeting may be in general schematic form but must contain enough information to obtain feedback from the Supervisor, Planner, and the Planning Commission Chairperson.

### **SECTION 8B.13 CONTENTS OF APPLICATION: PRELIMINARY DEVELOPMENT PLAN**

An application for preliminary CPUD plan shall be filed with the Township Clerk by all owners of interest in the property for which the CPUD is proposed. The plan shall contain the following information:

1. Name, address, and telephone number of the applicant(s).
2. Name, address, and telephone number of registered land surveyor, registered engineer, landscape architect, or land use planner which assisted in the preparation of the preliminary plan.
3. Legal description of the property.
4. Description of existing use(s) and zoning district(s).
5. A vicinity map showing property lines, streets, roads, and uses of adjacent properties so that the Township can initially determine how the proposed development will relate to land use in the general vicinity.
6. A preliminary development plan at a scale of not less than one inch equals one hundred feet (1"=100') showing topography at not less than two (2) foot contours; location and type of commercial, office and residential land use; layout, dimensions, and names of existing and proposed streets, rights-of-way, and utility easements; parks and community spaces; layout and dimensions of lots and building setbacks; preliminary layout of water, sewer, drainage, electric, natural gas, cable, and telephone; and other information the Township considers necessary.
7. Proposed schedule for the development of the site. If a multiple phase CPUD is proposed, identification of the areas included in each phase. For residential uses, the number, type, and density of proposed housing units within each phase.
8. Evidence that the applicant has sufficient control over the site to initiate the proposed CPUD within eighteen (18) months of receiving final approval.
9. Any additional graphics or materials requested by the Township to assist the Township in determining the appropriateness of the CPUD such as aerial photography, market studies, impact on the public school system, traffic impacts, impacts on significant, historical, and architectural features, impacts on drainage, preliminary construction costs, preliminary architectural sketches, and preliminary drafts of by-laws and master deeds.
10. A graphic description of how the site proposed for development could be developed under the regulations of the underlying zoning district.

**SECTION 8B.14 PUBLIC HEARING BY THE PLANNING COMMISSION**

Within sixty (60) days after receipt of the preliminary development plan, the Planning Commission shall hold at least one (1) public hearing. The notice of the public hearing shall be given in one (1) or more newspapers of general circulation in the Township not less than fifteen (15) days before the date of the public hearing. Written notice of the public hearing shall be sent by mail or personal delivery not less than fifteen (15) days before the hearing date to the owners of property for which approval is being considered, to all persons to whom real property is assessed within three hundred (300) feet of the boundary of the proposed CPUD and to the occupants of all structures within three hundred (300) feet of the property regardless of whether the property or occupant is located in the zoning jurisdiction. If the name of the occupant is not known, the term “occupant” may be used in making notification. The notice shall do all of the following:

1. Describe the nature of the CPUD request.
2. Indicate the property that is the subject of the CPUD request. The notice shall include a listing of all existing street addresses within the property. Street addresses do not need to be created and listed if no such addresses currently exist within the property. If there are no street addresses, other means of identification may be used.
3. State when and where the CPUD request will be considered.
4. Indicate when and where written comments will be received concerning the CPUD request.

Amended 9/6/2007, Effective 9/19/2007

**SECTION 8B.15 APPROVAL IN PRINCIPLE BY PLANNING COMMISSION**

Within forty-five (45) days after the close of the public hearing, the Planning Commission shall review the preliminary CPUD plan to determine if it is consistent with the intent and purpose of Article 8B; whether the proposed CPUD advances the general welfare of the community and neighborhood; and whether the benefits, combination of various land uses, and the inter-relationship with existing and proposed land uses in the surrounding area justify the deviation from standard district regulations. Approval in principle shall not be construed to endorse the location of uses, configuration of building sites, or layout of infrastructure.

**SECTION 8B.16 ACTION BY THE TOWNSHIP BOARD**

Within forty-five (45) days after the receipt of the approval in principle by the Planning Commission, the Township Board shall either approve, approve with conditions, disapprove the preliminary development plan, or refer the proposed CPUD back to the Planning Commission for further study. If the application is referred back to the Planning Commission for further study, the Planning Commission shall have forty-five (45) days within which to make its recommendation to the Township Board.

**SECTION 8B.17 FORMATION OF CPUD STUDY COMMITTEES**

If the Township Board grants approval to the preliminary CPUD plan, the Township shall form an ad-hoc CPUD study committee to meet with the applicant and, through a negotiating process, refine the conceptual plan into a more detailed final plan. Any element of the proposed development is eligible for negotiation. The committee shall also review drafts of proposed

by-laws and master deed of the CPUD. The committee shall consist of at least three (3) members of the Planning Commission and at least two (2) members of the Township Board. The committee may request technical assistance from consultants to assist it evaluating alternative designs for the CPUD. The ad-hoc study committee shall work with the applicant until it can make a recommendation to the Planning Commission on the disposition of the proposed CPUD. The ad-hoc study committee may recommend that the proposed CPUD development be approved or denied by the Planning Commission. A recommendation by the ad-hoc study committee shall be necessary before an application for final CPUD application is submitted. All ad-hoc study committee meetings shall be open to the public.

#### **SECTION 8B.18 FINAL DEVELOPMENT PLAN**

After the Planning Commission receives a recommendation for approval of the CPUD plan, it shall approve the CPUD plan at this intermediate stage, approve with additional conditions, or deny the CPUD plan. If the plan receives approval or approval with conditions, the applicant may prepare the final development plan. If the Planning Commission denies the CPUD plan, the applicant may petition the Township Board for a decision on the CPUD plan forthcoming from the ad-hoc study committee. The applicant may prepare the final development plan if the Township Board overrides the Planning Commission's denial by a majority vote of the full Board.

Ten (10) copies of the final development plan shall be submitted and be endorsed by a qualified technical expert. It shall be in substantial conformance with the CPUD plan approved by the ad-hoc study committee and contain the following information:

1. A survey of the proposed development site, showing the dimensions and bearings of the property lines, topography, existing natural features of the development site, including major wooded areas, structures, streets, easements, utility lines, and land uses.
2. All information required on the preliminary development plan; the location and sizes of lots, location and proposed density of dwelling units, non-residential buildings intensity, and land use considered suitable for adjacent properties.
3. A schedule for the development of units to be constructed in phases and a description of the design for the buildings and landscaping; tabulation of the number of acres in the proposed project for the various uses in the CPUD; the number of housing units by type; estimated residential population by type of housing; estimated non-residential population; and estimated acres given to active and passive open space.
4. Engineering feasibility studies and plans showing water, sewer, drainage, electric, telephone, and natural gas installations; waste disposal facilities; street improvements; and the nature and extent of earth work required for site preparation and development.
5. Site plans showing the functional use and relationship of buildings, open space, and circulation.
6. Preliminary building plans, including floor plans and exterior elevations.

7. Landscaping plans, prepared by a registered landscape architect.
8. Association by-laws, master deed, deed restrictions, covenants and other legal statements and devices to be used to control the use, development, and maintenance of the land and improvements including those areas which are to be commonly owned and maintained.
9. A statement indicating that, if a part of the proposed development is sold or leased to another party or parties, full compliance with the CPUD agreement and the final development plan will be required and enforced.
10. A description of the process of how information on the master deed and by-laws of the proposed development will be disseminated to prospective buyers.

**SECTION 8B.19 RECOMMENDATION BY THE PLANNING COMMISSION**

Within sixty (60) days after receiving the final development plan, the Planning Commission shall recommend to the Township Board that the final development plan be approved as presented, approved, with supplementary conditions, or not be approved.

**SECTION 8B.20 CRITERIA FOR EVALUATION BY THE PLANNING COMMISSION**

Before making its recommendation on the final development plan, the Planning Commission shall find that the facts submitted with the application and presented at the public hearing(s) establish that:

1. Each individual unit phase of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objectives will be attained; the uses in the proposed CPUD will not be detrimental to present and potential adjacent uses; and will have a beneficial impact which could not be achieved under standard district regulations.
2. The streets and thoroughfares proposed are suitable to carry anticipated traffic and the increased densities will not generate traffic in such amounts so as to exceed the design capacities of area roadways.
3. Any commercial component of the CPUD will be beneficial to the general area and to the population of the proposed development.
4. Any deviation(s) from the regulations of the underlying zoning district can be justified by meeting the purpose of the CPUD provisions of the Township Zoning Ordinance.
5. The area surrounding the proposed CPUD can be planned and zoned in coordination and substantial compatibility.
6. The proposed CPUD meets the development goals and objectives of the Township Land Use Plan.
7. The existing and proposed utility services are adequate for the population densities and non-residential uses proposed.

### **SECTION 8B.21 ACTION BY THE TOWNSHIP BOARD**

After receipt of the recommendation on the final development plan by the Planning Commission, the Township Board shall approve, approve with supplementary conditions, or disapprove the final plan. The Township Board may also refer the final plan back to the Planning Commission for further study. The Township Board shall also approve the final draft of the CPUD agreement when it approves the final CPUD development plan.

### **SECTION 8B.22 SUPPLEMENTARY CONDITIONS AND SAFEGUARDS**

In approving any CPUD, the Township Board may prescribe appropriate conditions and safeguards. Violation of such conditions and safeguards, when made a part of the terms under which the final plan is approved, shall be considered a violation of this Ordinance. These conditions may be made part of the CPUD agreement.

### **SECTION 8B.23 DEVIATIONS FROM APPROVED FINAL CPUD PLAN**

Deviations from the approved final CPUD plan may occur only under the following circumstances:

1. An applicant or property owner who has been granted final CPUD approval shall notify the Township Supervisor of any proposed amendment to the approved site plan.
2. Minor changes may be approved by the Township Supervisor provided that the proposed revision does not alter the basic design nor conditions of the plan. Minor changes shall consist of the following:
  - a. For residential buildings, the size of structures may be reduced or increased by five percent (5%) provided that the overall density of units does not increase.
  - b. Square footage of non-residential buildings may be decreased or increased by up to five percent (5%).
  - c. Buildings may be moved by no more than ten (10) feet.
  - d. Landscape materials may be replaced by similar plant materials on a one-to-one or greater basis.
  - e. Building materials may be changed to those of higher quality.
  - f. Floor plans may be changed provided the change does not alter the character of the use.
  - g. Sidewalks or refuse storage stations may be relocated.
  - h. Internal parking lots may be rearranged which does not affect the number of parking spaces or alter access locations.
  - i. Changes requested by the Township relative to public safety shall be considered a minor change.
3. Should the Township Supervisor determine that the requested modification to the final CPUD plan is not minor, resubmittal to the Planning Commission is necessary.
4. Should the Planning Commission determine that the modifications to the final CPUD plan significantly alter the intent of the original concept of the project, a new submittal illustrating the modification shall be required. Final approval of the modification is required by the Township Board.

Adopted 04/20/2000 Effective 04/26/2000