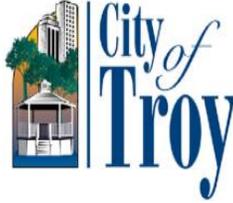


**CITY OF TROY
PLANNED UNIT DEVELOPMENT
PRELIMINARY DEVELOPMENT PLAN (PDP) APPLICATION**

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
248-524-3364
FAX: 248-524-3382
E-MAIL: planning@troymi.gov



PRELIMINARY DEVELOPMENT PLAN FEE
\$1,500.00

ESCROW FEE
\$5,000.00

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

PLEASE FILE A COMPLETE PLANNED UNIT DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN APPLICATION, TOGETHER WITH THE APPROPRIATE FEES, NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE DATE OF THAT MEETING.

1. NAME OF THE PROPOSED DEVELOPMENT: _____

2. LOCATION OF THE SUBJECT PROPERTY: _____

3. DATE OF CONCEPT DEVELOPMENT PLAN APPROVAL BY CITY COUNCIL: _____

4. DESCRIPTION OF PROJECT PHASE: _____

5. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: _____

6. APPLICANT:	PROPERTY OWNER;
NAME _____	NAME _____
COMPANY _____	COMPANY _____
ADDRESS _____	ADDRESS _____
CITY _____ STATE _____ ZIP _____	CITY _____ STATE _____ ZIP _____
TELEPHONE _____	TELEPHONE _____
E-MAIL _____	E-MAIL _____

7. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY: _____

8. SIGNATURE OF APPLICANT _____ DATE _____

9. SIGNATURE OF PROPERTY OWNER _____ DATE _____

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES THE PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC AS TO THIS REQUEST FOR PLANNED UNIT DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN APPROVAL.

PLANNED UNIT DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN (PDP) CHECKLIST

THE FOLLOWING INFORMATION AND MATERIALS ARE NECESSARY FOR SUBMISSION IN PLAN FORMAT TOGETHER WITH A NARRATIVE EXPLANATION. FOR A DETAILED DESCRIPTION OF REQUIRED ITEMS, SEE SECTION 11.07 OF THE ZONING ORDINANCE.

- REQUIRED FEE
- ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE ENTIRE PLANNED UNIT DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN APPLICATION (PDF Format)

ONE (1) HARD COPY OF THE FOLLOWING:

- COMPLETED CITY OF TROY PLANNED UNIT DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN APPLICATION FORM
- CERTIFIED BOUNDARY SURVEY
- CERTIFIED TOPOGRAPHIC SURVEY

TWO (2) HARD COPIES OF THE FOLLOWING:

- PRELIMINARY SITE PLAN SHOWING PROPOSED SITE LAYOUT AND USES
- PRELIMINARY TREE PRESERVATION PLAN / TREE INVENTORY
- PRELIMINARY LANDSCAPE PLAN
- PRELIMINARY FLOOR PLANS
- PRELIMINARY ELEVATIONS
- PRELIMINARY GRADING PLAN
- PRELIMINARY LIGHTING PLAN
- WETLANDS DETERMINATION, IF REQUIRED
- PLAN SHOWING ALL OPEN SPACES, INCLUDING PRESERVES, RECREATIONAL AREAS, AND HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ALL SIMILAR SUCH USES AND SPACES, AND THE PURPOSE PROPOSED TO EACH AREA
- EXPERT OPINION OF AN INDEPENDENT CONSULTANT WITH REGARD TO A MARKET NEED FOR THE USE OR USES PROPOSED AND THE ECONOMIC FEASIBILITY OF THE PROJECT
- A SPECIFICATION OF ALL DEVIATIONS PROPOSED FROM THE REGULATIONS, WHICH WOULD OTHERWISE BE APPLICABLE TO THE UNDERLYING ZONING AND TO THE PROPOSED USES
- THE GENERAL IMPROVEMENTS WHICH WILL CONSTITUTE A PART OF EACH PHASE OR PHASES PROPOSED, INCLUDING, WITHOUT LIMITATION, LIGHTING, SIGNAGE, VISUAL AND NOISE SCREENING MECHANISMS, UTILITIES, AND FURTHER INCLUDING THE AESTHETIC QUALITIES OF THE GENERAL IMPROVEMENTS
- SUFFICIENT INFORMATION TO DEMONSTRATE COMPLIANCE WITH ANY APPLICABLE PROJECT DESIGN STANDARD AS APPROVED DURING CONCEPT DEVELOPMENT PLAN REVIEW

ALL HARD COPY DRAWINGS SHALL BE FOLDED, STAPLED, SEALED AND SIGNED BY A STATE OF MICHIGAN PROFESSIONAL ENGINEER, REGISTERED ARCHITECT, REGISTERED LANDSCAPE ARCHITECT, OR PROFESSIONAL COMMUNITY PLANNER

PLANNING COMMISSION AGENDAS ARE ELECTRONIC