

CHAPTER 14

STANDARDS APPLICABLE TO ALL PUD DISTRICTS

SECTION 14.1 STANDARDS FOR PUD REVIEW. In addition to the standards applicable to each specific type of PUD District and all other standards of this Ordinance, development plans for all PUD Districts shall also meet the standards and conditions contained in this Chapter.

SECTION 14.2 STREETS, CURBS, GUTTERS, AND SIDEWALKS. All public streets within a PUD shall comply with the applicable standards of the Kent County Road Commission. Private streets shall comply with the standards for private streets as set forth in this Ordinance. Curbs, gutters, and sidewalks may be required if it is determined that the improvements are necessary for reasons of public safety. All sidewalks and pedestrian walkways shall comply with the standards for them set forth by Township Ordinances and by the Kent County Road Commission.

SECTION 14.3 TRAFFIC GENERATION. The amount and type of traffic generated by the proposed project shall not exceed the capacity of existing streets, or streets proposed as a part of the proposed project, to safely absorb that additional traffic, giving due regard to the hours of prime traffic generation. The proposed project shall be designed so that all additional traffic generated by the proposed project will not create a substantial detrimental effect on neighboring properties or on the health, safety, and welfare of the Township residents including the residents of the project.

SECTION 14.4 TRAFFIC CIRCULATION. Within each project the streets and pedestrian walkways shall be designed so as to facilitate safe pedestrian and vehicular traffic flow patterns with due regard to the prevention of any hazardous design or construction based upon traffic engineering standards normally applied in the Township.

SECTION 14.5 TRAFFIC AND EMERGENCY ACCESS. All points of ingress and egress to the project shall be located and designed to maximize safety. Within each development, buildings, and streets shall be located to maximize access for emergency vehicles. A PUD which abuts the East Beltline shall be designed in accordance with the 1992 Plan for the East Beltline Area and the 1998 North East Beltline Joint Development Plan as adopted by the Planning Commission.

SECTION 14.6 LANDSCAPING. Landscaping shall be provided for greenbelts, front yards and parking lots as required by Chapter 29.

SECTION 14.7 ENVIRONMENTAL EFFECTS. Each project shall be designed to have a minimal adverse effect on the environment, as documented by the developmental impact statement if one is required. Special emphasis shall be placed on maintaining the quality of ground water, streams, and rivers. Trees shall be preserved wherever feasible.

SECTION 14.8 SCHOOLS. Whether a project can be served by existing schools and school related facilities and the impact upon schools if the property is developed in accordance with the PUD plans or in accordance with the conventional zone district requirements shall be considered. In addition, streets and pedestrian walkways shall be designed and located in any project to facilitate the ability of students to make the best and safest use of existing schools and school related facilities.

SECTION 14.9 PUBLIC FACILITIES. The impact which a project will have on public safety services protection services and on water and sewer facilities and the costs for such services shall be considered and each project shall be designed and located to facilitate use of, access to, or the logical expansion or extension of existing facilities in order to minimize any adverse financial or other impact upon the Township and to promote public health and safety.

SECTION 14.10 WATER, SEWER AND DRAINAGE SYSTEMS. A PUD shall be served by a public or private water or sanitary sewer systems which shall be approved by the Kent County Health Department and the Township Engineer. A PUD shall also have a drainage system for surface water run-off which shall be approved by the Kent County Drain Commission and the Township Engineer.

SECTION 14.11 HEIGHT LIMITATIONS. A building or structure within a PUD shall not exceed 35 feet in height as measured from the established grade plane of the building. A greater height may be permitted by the Township Board if it finds that a greater height is appropriate for the PUD, will not have adverse effects on adjoining properties, and can be adequately served by the Township Fire Department.

SECTION 14.12 YARD AREAS. The front yard, side yards, and rear yard shall be kept clear and unobstructed and shall not be used for the storage or disposal of any materials, except in approved locations within the PUD.

SECTION 14.13 STREET PLANS. A PUD shall be designed to comply with the location for future streets as set forth in the Comprehensive Land Use Plan for the Township, and shall also be designed in accordance with the 1992 Plan for the East Beltline Areas and 1998 North East Joint Development Plan as adopted by the Planning Commission if the development is adjacent to the East Beltline.

SECTION 14.14 LOCATION OF BUILDINGS AND STRUCTURES AND PARKING AREAS. The PUD shall be designed so the location of buildings, structures, and parking areas within the development maximize the preservation of the natural topography and other natural features of the site and shall minimize any adverse impact upon adjacent or neighboring property.

SECTION 14.15 OUTDOOR LIGHTING. Subject to all other provisions of this Ordinance, outdoor lighting, when permitted, shall be designed and located to avoid casting any direct or reflected glare upon neighboring property or upon adjacent structures within the proposed project.

SECTION 14.16 SIGNS. Signs shall comply with the provisions of Chapter 30.

SECTION 14.17 OFF-STREET PARKING AND LOADING. Except as provided by this Section, a PUD shall meet the off-street parking area and off-street loading/unloading space requirements provided by Chapter 28 of this Ordinance for each use within the PUD. The Planning Commission may recommend approval of, and the Township Board may in its discretion approve, a proposed PUD which provides for less than the otherwise required off-street parking area and/or off-street loading and unloading space, if the applicant demonstrates to the satisfaction of the Planning Commission and the Township Board that less than the required parking area or loading/unloading space will meet the projected needs of the PUD due to:

1. The nature, size, density, location or design of the proposed project, including the design of the development's plan for circulation, parking, and loading/unloading;
2. The availability of vacant or otherwise undeveloped land within the PUD development which, as shown on the proposed development plan, will remain available to provide additional off-street parking area or loading/unloading space if additional area or space for those purposes is subsequently determined to be necessary by the Township Board to meet the needs of the PUD;
3. The unique parking and loading/unloading needs of the residents, occupants or users of the project; or
4. Any other factors reasonably related to the need for parking area or loading/unloading space for the proposed project.

SECTION 14.18 OPEN SPACES.

1. Open space areas shall have minimum dimensions which are usable for the functions intended and which will permit proper maintenance.
2. The Township Board may require, upon recommendation of the Planning Commission, that natural amenities such as, but not limited to, ravines, rock outcrops, wooded areas, tree or shrub specimens, unique wildlife habitat, ponds, streams, and wetlands shall be preserved as part of the open space system.