



PLANNED UNIT DEVELOPMENT COMMUNITY BENEFITS

OVERVIEW

In addition to the Planned Unit Development Process outlined separately, community benefits must be presented for Township Board consideration as part of the Preliminary PUD plan review process. The intent of the PUD ordinance (Section 36-244) and the Planned Unit Development (PUD) goals (page 28 of the Master Plan) outline general criteria for community benefits that may be offered by a developer for a PUD project.

PUD projects may occur in almost any location and may contain substantial flexibility in both design and land use. This flexibility can be desirable in the planning of a creative project that would otherwise be unfeasible under traditional zoning and planning.

PUD GOALS

Where PUD development projects are proposed to allow for flexibility, innovation, economy, efficient use of natural resources and energy, provision of public utilities, open space, housing employment, and shopping opportunities, the following should be considered as part of PUD projects commitment to community benefits:

<i>Master Plan</i>	The master plan outlines community goals focusing on land use, land preservation, transportation, and community facilities and services (pages 23-27 of the Master Plan).
<i>Pathways</i>	Provide public pathway connections adjacent to and within the proposed development.
<i>Public Utility Extensions</i>	Demonstrate public utility extensions to serve the subject site and all needed off-site improvements to accomplish these extensions and to maintain to accomplish these extensions and to maintain and/or improve the overall utility.
<i>Fire / Emergency Services</i>	Demonstrate improvements to the Township fire and emergency services in proportion to additional land attributed to the PUD.

<i>Low Impact Development Strategies</i>	Incorporate low impact development strategies for stormwater management, use native and adaptive landscape materials and provide EV parking as a percentage of overall parking.
<i>Sustainability Strategies</i>	Incorporate water conservation and reuse, electrification of building systems, net-zero energy ready buildings, on-site renewable power generation and reduction of embodied carbon.
<i>Tree Preservation</i>	Incorporate the preservation of existing native mature trees as existing trees provide immediate and high value to the Township for carbon sequestration, air and water quality, weather amelioration, stormwater buffering and erosion control, noise and dust reduction, and aesthetic values.
<i>Rural Character</i>	Preserve and protect existing rural character as a feature of PUD site plan in areas of the Township planned for low intensity uses.