

**CITY OF SOUTHFIELD RESIDENTIAL UNIT DEVELOPMENT DISTRICT (RUDD)
REVIEW CHECKLIST**

It is the intent of this District to authorize the use of Residential Unit Development District (RUDD) regulations for the purposes of: encouraging the use of land in accordance with its character and adaptability; promoting adaptive reuse and preservation of former school buildings and sites; foster green infrastructure and conserving natural resources, natural features and energy; encouraging innovation in land use planning; providing enhanced housing, employment, traffic circulation and recreational opportunities for the residents of Southfield; ensuring compatibility of design and use between neighboring properties; and, encouraging development that is consistent with *Sustainable Southfield*, as amended, and the City's Future Land Use Plan.

Per Ordinance #1702, the application to rezone shall include the following information and documents:

1. The applicant shall first submit a Preliminary Development Plan which shall be reviewed in accordance with normal zoning amendment procedures. The Planning Department & Planning Commission shall review the Preliminary Development Plan, hold a public hearing, and make a recommendation to the City Council. The City Council shall have the final authority to act on a Preliminary Development Plan, and grant the requested Residential Unit Development District (RUDD) zoning, subject to the Master Development Plan, (including phase one site plan if applicable), & Development Agreement.
2. Following approval of the Preliminary Plan and rezoning to Residential Unit Development District (RUDD), the applicant shall submit a Site Plan for each subsequent phase of development, if required, in accordance with the Master Development Plan and normal site plan review procedures.

Please use the checklist/guide below to describe how these RUDD requirements will be achieved:

1. Recognizable Benefits
2. Use of Public Services

3. Dimensional Requirements	
Required Lot Area (3.75 Acres min):	Zoning:
Minimum Lot Width:	Minimum Size:
Front Yard Setback (20' min.):	Maximum Height (Ft/Stories):
Rear Yard Setback:	Side Yard Setbacks:
Maximum Lot Coverage:	Minimum Floor Area:
4. Compatibility with Future Land Use Plan	
5. Economic Impact	
6. Unified Control (Provide Proper Legal Documentation)	
7. Location	
8. Permitted Uses	

9. Residential Uses
10. Applicable Base Regulations
11. Open Space Requirements (min 25% open space)
12. Frontage and Access
13. Utilities (provided underground)
14. Conformance with RUDD Concept

15. Protection of Natural Environment
16. Compliance with Applicable Regulations
17. Phasing Plan, if applicable
18. General Development Standards

- Provide Preliminary Development Plan (i.e. site and phasing plan)
- Provide floor plans and building elevations
- Provide list of residential units with bedroom counts
- Provide Draft Development Agreement responding to items #1-18 above