




Senate Fiscal Agency
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BILL ANALYSIS

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House Bill 4666 (Substitute H-1 as passed by the House)
House Bill 4667 (Substitute H-1 as passed by the House)
House Bill 4668 (Substitute H-1 as passed by the House)
Sponsor: Representative Chris Ward
House Committee: Land Use and Environment
Senate Committee: Natural Resources and Environmental Affairs

Date Completed: 11-4-03

CONTENT

The bills would amend separate zoning laws to permit local units of government to approve a planned unit development with open space not contiguous with the rest of the planned unit development. House Bill 4666 (H-1) would amend the City and Village Zoning Act; House Bill 4667 (H-1) would amend the Township Zoning Act; and House Bill 4668 (H-1) would amend the County Zoning Act.

The Acts allow a city, village, township, or county to establish in zoning ordinances planned unit development (PUD) requirements that permit flexibility in land use development; encourage land use innovation; achieve economy and efficiency in the use of land, natural resources, and energy, and in the provision of public services and utilities; encourage useful open space; and provide better housing, employment, and shopping opportunities.

The bills provide that, unless explicitly prohibited by the PUD regulations, and if requested by the landowner, a city, village, township, or county could approve a planned unit development with open space that was not contiguous with the rest of the PUD.

Under the Acts, within a land development project designated as a PUD, regulations relating to the use of land, land use density, open space areas, and other factors must be determined in accordance with the planned unit development regulations specified in the zoning ordinance. The bills would refer to open space areas "and how they are to be preserved".

Each of the acts permits the applicable body or official charged with review and approval of planned unit developments to approve, approve with conditions, or deny a request for a PUD. House Bills 4667 (H-1) and 4668 (H-1) would require, rather than permit, township and county bodies to approve, approve with conditions, or deny requests for planned unit developments.

MCL 125.584b (H.B. 4666)
MCL 125.286c (H.B. 4667)
MCL 125.216c (H.B. 4668)

Legislative Analyst: Claire Layman

FISCAL IMPACT

The bills would have no fiscal impact on State or local government.

Fiscal Analyst: David Zin

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This analysis was prepared by nonpartisan Senate staff for use by the Senate in its deliberations and does not constitute an official statement of legislative intent.