

City of Frankenmuth Guide to Commercial Development



1: Getting Started



2: Pre-Application



3: Site Plan



4: Building Codes



5: Annexation

I. Background Information

Is your lot bordering the urban limit line? Do you want to build outside of the city, but utilize city amenities? This calls for ***the annexation process***.

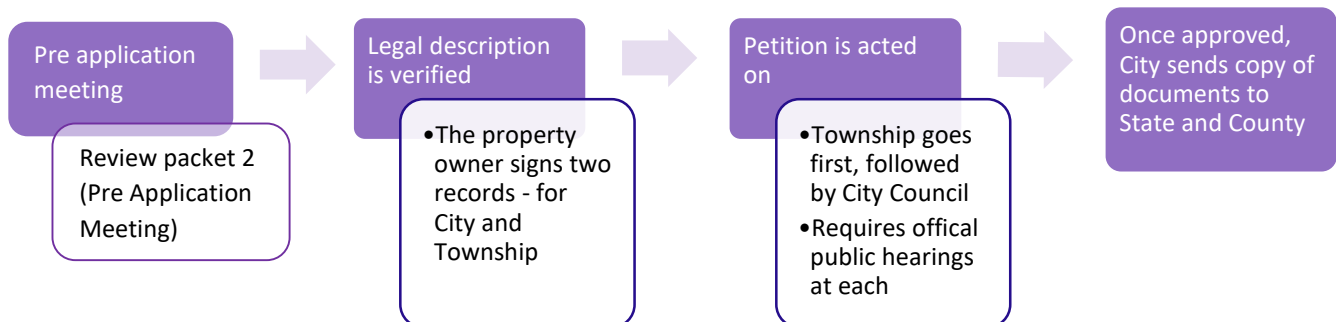
A property must be annexed by the City from the Township in order for the property to receive services such as utility service (water and sanitary sewer) or trash services. The property must be located within the Urban Limit Line, as approved by the City and Township in the 2015 Joint Growth Management Master Plan. There are two annexing options for you to consider.

II. Types of Annexation

There are two types of annexation options for you to consider. They are differentiated by their size and detail.

A. Single Parcel Annexation:

A Non PUD would indicate a single parcel (i.e. a house) without a development plan. This procedure may take a minimum of 60 days. The steps for this process are as follows:

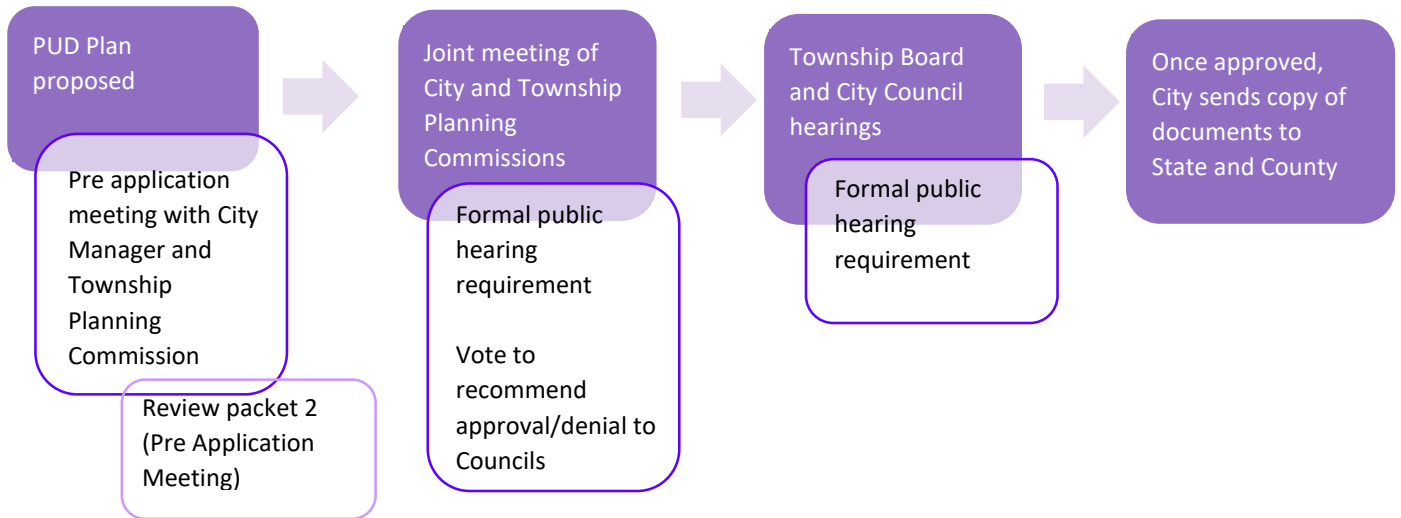


B. Planned Unit Development (PUD) Annexation:

There are different types of PUD's. The first, a Residential Planned Unit Development District (R – PUD), works to encourage more imaginative and livable housing environments within this residential district, through a planned reduction, or averaging, of individual requirements for the residential district. The other two types are Tourist and Commercial Planned Unit Development Districts (CL – PUD and T-PUD). The purpose of these districts is to permit flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; encourage provision of useful open space; provide employment and shopping opportunities particularly suited to the needs of the residents and tourists in the City; and encourage the use, reuse and improvement of existing sites and buildings when the uniform regulations contained in other zoning districts do not provide adequate protections and safeguards for the site or surrounding area. Both types of PUD follow the SAME annexation procedure.

For a site located within the Township, the City and Township work jointly to annex the Township property within the designated area (or “urban limit line”) into the City under certain conditions. The

property under consideration for development must be a minimum of six acres in size and located within the urban limit line. To proceed, the owner/developer requests a joint meeting of the Township and City Planning Commissions to present a conceptual plan for annexation. The process moves to a formal public hearing before the joint commission and then on to approval before the Township Board and City Council. With complete information, this process is possible to achieve in a 3-month period.

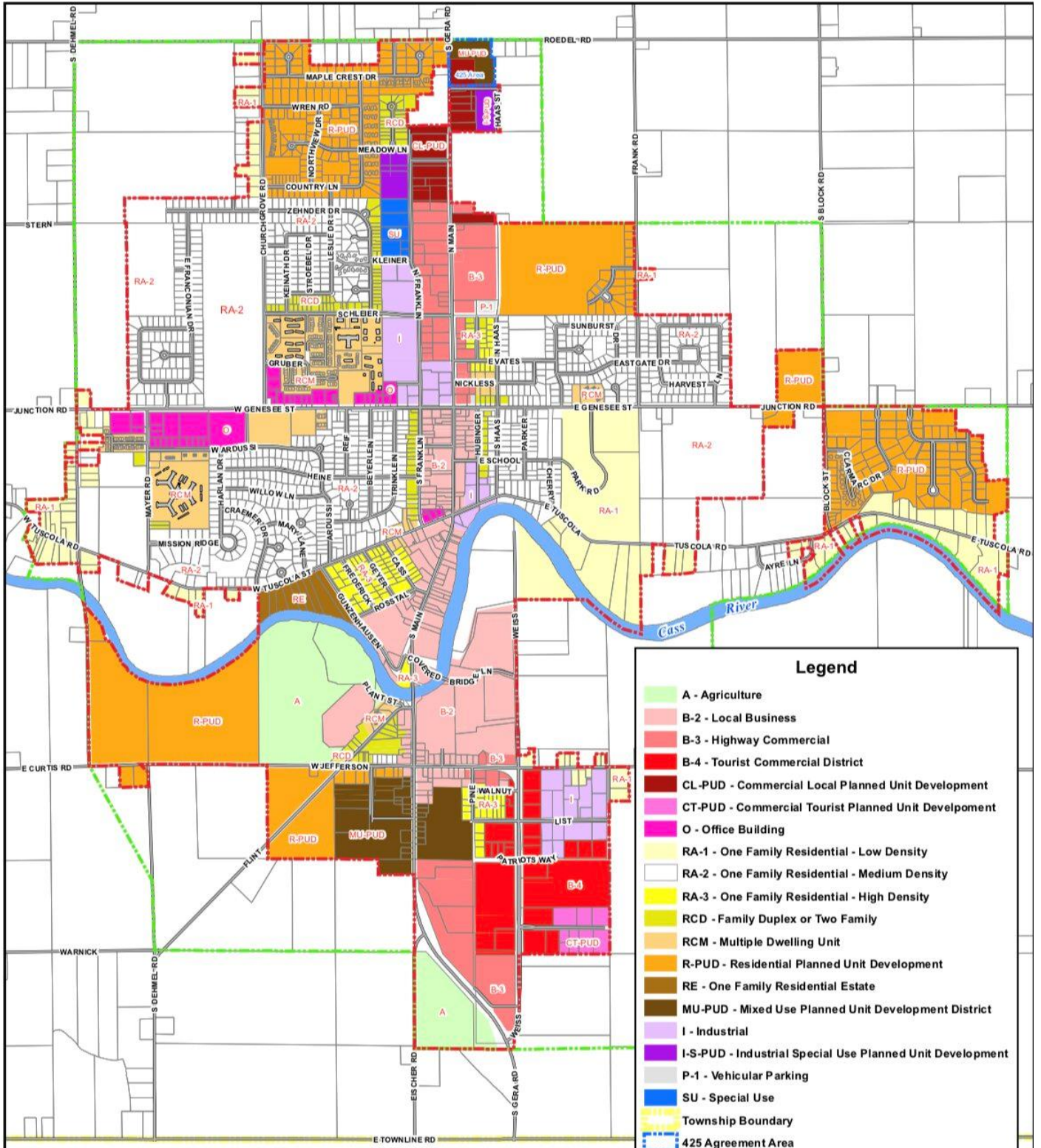


Zoning within the urban limit line areas is the same by agreement through the Master Plan. Any area designated by [the Frankenmuth Joint Growth Management Plan \(Master Plan\)](#) as a Planned Unit Development Area which is annexed to the City of Frankenmuth shall immediately upon such annexation be automatically classified as having the zoning district designation which it had under the Frankenmuth Township Zoning Ordinance being one of the following: R-PUD, CL-PUD, CT-PUD, I-PUD, or I-S-PUD with the following exception:

(a) R-PUD designated properties located on the south side of E. Tuscola Street (Road), beginning with the property at 905 E. Tuscola Street and extending east to the urban limit line, shall immediately upon annexation be automatically classified as specified below:

- (1) Properties in said area located within a platted subdivision shall be classified as RA-2.
- (2) Properties in said area not located within a platted subdivision shall be classified as RE.

On the next page, the areas shown as “white” and bounded by a dotted green line are areas within the Township which are allowed to be annexed per the City Township Master Plan by following the approval process.



Legend

- A - Agriculture
- B-2 - Local Business
- B-3 - Highway Commercial
- B-4 - Tourist Commercial District
- CL-PUD - Commercial Local Planned Unit Development
- CT-PUD - Commercial Tourist Planned Unit Development
- O - Office Building
- RA-1 - One Family Residential - Low Density
- RA-2 - One Family Residential - Medium Density
- RA-3 - One Family Residential - High Density
- RCD - Family Duplex or Two Family
- RCM - Multiple Dwelling Unit
- R-PUD - Residential Planned Unit Development
- RE - One Family Residential Estate
- MU-PUD - Mixed Use Planned Unit Development District
- I - Industrial
- I-S-PUD - Industrial Special Use Planned Unit Development
- P-1 - Vehicular Parking
- SU - Special Use
- Township Boundary
- 425 Agreement Area
- City Limits
- Urban Limit Line

City of Frankenmuth Zoning

