

Application for Rezoning



Case Number: _____

Date Received: _____

Received by: _____

22950 Huron River Dr.
New Boston, MI 48164
734-753-4466

Application Fee: \$1500.00

Amount Paid: \$ _____

Receipt Number: _____

(Any review fees will be direct billed)

GENERAL INFORMATION:

Name(s) of Legal Property Owner(s): _____

Address: _____

Phone: () _____ Fax: () _____

Name of Petitioner (if different than Owner): _____

Company: _____ Interest in Property: _____

Address: _____

PROPERTY INFORMATION:

Tax ID Number(s): _____ Land Area (in acres): _____

Address: _____

Legal Description (use separate sheet if necessary): _____

Deed restrictions &/or conditions applying to property (if applicable): _____

REQUESTED ACTION:

Current Zoning District: _____ Requested Zoning District: _____

If rezoned, the property will be put to the following use: _____

A legal survey of this property, complete with legal description and acreage estimate, showing both existing and proposed zoning district boundaries, is hereto attached and made part of this application

REZONING REVIEW:

Complete the following statements in full (use a separate sheet if necessary):

1. Such change is consistent with the goals, policies and Future Land Use Map of the Township. If conditions have changed since the adoption of the Plan, the applicant shall describe how that relates to the rezoning request.

2. The uses permitted in the requested zoning district are compatible with the site's physical, geological, hydrological and other environmental features.

3. The site cannot reasonably be used as zoned.

4. Such change would be consistent with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.

5. Adequate infrastructure and services are available without compromising the "health, safety, and welfare" of the Township.

AFFIDAVIT:

This application provides authority for Township representatives to physically view and inspect the property.

The undersigned says that (s)he is the (owner, lessee or other specified interest) involved in this petition and that the foregoing answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of the his/her knowledge and belief.

Signature: _____ Date: _____

Applicant

-Obtain the application and return the completed form to the Planning/Zoning Department with the application fee (\$1,500.00 all Districts) that was established by the Huron Charter Township Board. With the completed application, fifteen (15) copies of plans, sketches, and/or letters shall be attached to clearly state the request of the applicant. Applicant must place the poster identifying the case number on the property being rezoned.

-The Planning Commission meets on the first Monday of each month. The completed application and items listed must be received at least thirty (30) days prior to the meeting to be placed on the agenda.

-The applicant or representative must be present at the meeting.

The following additional information may be required:

-A site analysis site plan illustrating existing conditions on the site and adjacent properties; including, but not limited to woodlands, wetlands, soil conditions, steep slopes, drainage patterns, views, existing buildings, any sight distance limitations, relationship to other developed sites, and access points in the vicinity.

-A conceptual plot plan to scale demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland, buffers, access spacing, any requested service drives, and other site design factors.

-A traffic impact analysis if any use permitted in the requested zoning district could generate one hundred (100) or more peak hour directional trips, or 1,000 or more vehicle trips per day; the traffic study should contrast the daily and peak hour trip generation rates for representative uses in the current and requested zoning district; the determination of representative uses shall be made by the Planning Commission with input from Township staff and consultants.

-The site to be staked to clearly indicate the location of the requested amendment. Flagged stakes shall be placed at each parcel corner.