



REZONING APPLICATION

City of Mt. Pleasant
 Planning and Community Development Department
 320 W. Broadway Street
 Mt. Pleasant, MI 48858
 (989) 779-5347 ▪ Fax: (989) 773-6791
 www.mt-pleasant.org

OFFICE USE ONLY
Filing fee: \$250.00
Case #: _____
Submission Date: _____
Meeting Date: _____

I. APPLICANT INFORMATION

Applicant:			
Address:	City:	State:	Zip:
Interest in property (owner, tenant, option, etc.):			
Contact Person:			
Telephone Number:	Fax Number:	E-mail Address:	

Note: If the applicant is anyone other than the owner, application must be accompanied by a signed letter of authorization from the owner.

II. PROPERTY INFORMATION

Property Address:	Zoning District:		
Legal Description (available from deed, City Assessor's Office, or City website – can be provided on separate sheet):			
Owner Name (if different than applicant):			
Address:	City:	State:	Zip:
Telephone Number:	Fax Number:	E-mail Address:	

III. ARCHITECT, ENGINEER, OR SURVEYOR INFORMATION (if applicable)

Name:	Company:		
Address:	City:	State:	Zip:
Telephone Number:	Fax Number:	E-mail Address:	

IV. APPLICANT CERTIFICATION

By execution of this application, the person signing represents that the information provided and the accompanying documentation is, to the best of his/her knowledge, true and accurate. In addition, the undersigned represents that he/she is authorized and does hereby grant a right of entry to City officials for the purpose of gathering information related to this application, and to verify compliance with the requirements of the zoning district requested by the applicant and compliance with conditions precedent to the granting of the zoning district change requested.

Signature: _____ Date: _____

V. PROJECT DESCRIPTION

Current Zoning District(s):	Proposed Zoning District:
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Please state the reason(s) for the requesting rezoning (attach additional pages, if necessary):

Existing Site Conditions:

Total Site Area: _____ acres or _____ sq. ft.

Are there currently any structures on the property? Yes No

If so, how many? _____

Please state the use or uses of any existing structures: _____

VI. APPLICATION MATERIALS

The following is a checklist of items that must be submitted with applications for rezoning. The applicant must submit 14 copies of any documents that are larger than 11" x 17" (folded to 8½" x 11"). Incomplete applications will not be processed.

- Completed application form
- Application fee
- Owner authorization letter (if applicant is anyone other than the property owner)
- Site survey or plot plan (see below for requirements)
- Responses to the thirteen criteria (see attached pages)
- Placement of a Zoning Issue sign (see additional instructions)
- Any other information deemed necessary

VII. SITE SURVEY OR PLOT PLAN REQUIREMENTS

The site plan drawing shall be drawn to a **readable scale** and include all of the following information:

- Existing structures and parking areas, with setback dimensions from property lines
- Survey pins or monuments
- All easements on the property
- Location of any floodplain or wetlands
- Topography (where land characteristics have a bearing on the request)
- Existing zoning and use of surrounding properties
- Legal description for each proposed zoning district (may be supplied on separate sheet)

VIII. APPLICATION DEADLINES

Applicants for rezoning are required to meet with City staff prior to submitting an application. Staff can assist with a preliminary review and explain zoning requirements. Please call (989) 779-5347 to schedule an appointment.

Planning Commission meetings are generally held on the first Thursday of the month at 7:00 p.m. in the City Hall Commission Chambers. The submission deadline for each meeting is described in the Planning Commission meeting calendar. Upon receipt of a complete application and installation of a Zoning Issue sign at the property site (see placement guidelines), the Planning Commission will hold a public hearing at its next regular meeting. Notice will be published in the Morning Sun and mailed to all property owners within 300 feet of the subject property.

Following the public hearing, the Planning Commission will make a recommendation to approve, deny, or modify the request. The City Commission will consider the Planning Commission recommendation and schedule a public hearing at a regular meeting. The public hearing is generally held 4 weeks following the receipt of the Planning Commission recommendation. The City Commission may approve, deny, modify, or postpone action on a request. Approved rezonings take effect 30 days after the City Commission's decision.

IX. REVIEW CRITERIA

Requests for rezoning are evaluated on the following criteria (see Section 154.172(C) for additional detail). Please respond to each of the criteria, indicating how the request meets each standard. Please address each of the criteria completely. Feel free to include photos, illustrations, drawings, letters of support, or any other information to demonstrate how the standards will be met. Attach additional sheets as necessary to address each of the criteria.

- (1) Consistency with the goals, policies and future land use map of the City's Master Plan, including any sub-area or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.

- (2) Compatibility of the site's physical, geological, hydrological, and other environmental features with the host of uses permitted in the proposed zoning district.

- (3) Evidence that the applicant cannot receive a reasonable return on investment through developing the property with one of the uses permitted under the current zoning.

- (4) The compatibility of all the potential uses allowed in the proposed zoning district with 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) The capacity of city utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the city.

- (6) The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. A traffic impact study in accordance with the requirements of Sections 154.121 and 154.122 of the Zoning Ordinance shall be provided if the proposed rezoning district permits uses that could generate 100 or more directional trips during the peak hour, or at least 1000 more trips per day than the majority of the uses that could be developed under current zoning.

- (7) The apparent demand for the types of uses permitted in the requested zoning district in the city in relation to the amount of land in the city currently zoned and available to accommodate the demand.

- (8) The boundaries of the requested rezoning district are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.

- (9) If a rezoning is appropriate, is the requested zoning district considered to be more appropriate from the city's perspective than another zoning district?

- (10) If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?

- (11) The requested rezoning will not create an isolated and unplanned spot zone.

- (12) The request has not previously been submitted within the past one (1) year unless conditions have changed or new information has been provided.

- (13) Other factors deemed appropriate for consideration by the Planning Commission.