



OFFICE USE ONLY
Filing fee: \$990.00
Case #: Z- _____
Submission Date: _____
Meeting Date: _____

REZONING APPLICATION

City of Mt. Pleasant – Planning and Community Development Department
 320 W. Broadway Street, Mt. Pleasant, MI 48858
 (989) 779-5347 • Fax: (989) 773-4691 • www.mt-pleasant.org

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

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:

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

Existing Site Conditions:

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

Applications for the rezoning of properties 4 acres in size or more must include a certified Development Parcel Plan. See Article V of the zoning ordinance (Development Parcel Plans & Standards) for more information.

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 5 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
- Signed letter of authorization from property owner (if applicant is anyone other than the property owner)
- Site survey or plot plan (see below for requirements)
- Responses to the twelve criteria for amendment of the official zoning map (see attached pages)
- Placement of a *Notice of Land Use Action* sign (see City staff for more information)
- 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.

Upon receipt of a complete application, 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. The City will also place a *Notice of Land Use Action* sign or signs on the property to notify the community of the public hearing.

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 154.616 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 subarea or corridor studies. If conditions have changed since the Master Plan was adopted, consistency with recent Development trends in the area shall be considered.

- (2) Compatibility of the site's physical, geological, hydrological and other environmental features with the host of Uses permitted in the proposed zoning District or Civic Zone.

- (3) Evidence 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 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.

- (7) 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 District listed in the schedule of regulations.

- (8) If a rezoning is appropriate, the requested District considered to be more appropriate from the City's perspective than another zoning district.

- (9) If the request is for a specific Use, is rezoning the land more appropriate than amending the list of permitted Uses or Special Permitted Uses in the current District to allow the Use?

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

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

- (12) Other factors deemed appropriate by the Planning Commission and the City Commission.

