



Charter Township of Washington

Planning & Zoning Application for a Rezoning or Conditional Rezoning Request

Type of Submission:**Development Name or Project Description:**

Conditional Rezoning Request: _____

Rezoning Request: _____

Property Information:

Address/Site Location: _____ Parcel(s) #: _____

Total Acreage: _____ Current Zoning: _____ Proposed Rezoning to: _____

Application Fee:

Planning Commission Submission: \$2,300.00 (+ \$50.00 an acre)

Township Board Submission: \$1,405.00

Conditional Rezoning Requests: Please refer to the Schedule of Land Use Fees for the fee associated with the proposed project, (site plan, site condo, etc.). That is a separate review fee required to cover the costs associated with that plan review. Both fees are required at the time of submission.

Applicant Information:

Name: _____ Address: _____

Business/Cell Phone: _____ Email Address: _____

**If you are not the legal owner of the property, you will need to include an acknowledgment letter signed and notarized with the legal owner(s) listed giving you permission to submit this application for development.*

Legal Owner:

Name: _____ Address: _____

Business/Cell Phone: _____ Email Address: _____

Site Plan Preparer:

Name: _____ Address: _____

Business/Cell Phone: _____ Email Address: _____

Signature of Applicant

Signature of Legal Owner

Date

Applicant (please print your name)

Legal Owner (please print your name)



Charter Township of Washington

Planning and Zoning Department Guide for Submission Requirements

Meeting Information once you are ready to submit formally to the Planning Commission: Applications must be submitted **ONE MONTH** prior to the date of the scheduled Planning Commission Meeting. The Planning Commission meetings are held at the Washington Township Hall located at 57900 Van Dyke Washington Township MI 48094 in the Board Room Starting at 6:30 p.m. unless posted otherwise.

Planning Commission Meeting Scheduled Meeting Dates:

May 9th, 2024, June 13th, 2024, July 11th, 2024, August 8th, 2024, September 12th, 2024, October 10th, 2024, November 14th, 2024, December 12th, 2024

Rezoning Submission Requirements:

The Process for a Rezoning Request will first be heard by the Planning Commission in which a public hearing will be held and then a recommendation from the Planning Commission will be forwarded to the Township Board. This recommendation will be forwarded to the Township Board and placed on the next available meeting agenda.

_____ **18 copies** (sealed drawings) of the conceptual sketch, (one (1) inch = two hundred (200) feet), showing how the proposed development relates to the existing utilities, natural features, existing conditions, woodlands/wetlands, zoning, master plan and improvements adjacent to and directly across the street such as driveway approaches, passing lanes and curb cuts.

_____ **18 copies** of the Development Impact Statement, (*any application for a commercial rezoning shall be accompanied by a market study demonstrating that there is sufficient demand to support the project*).

_____ Email the complete submission to: planning@washingtontwpmi.org

Questions that should be taken into consideration as you compile your development impact statement:

- What is the Master Plan designation for the property?
- Is the proposed rezoning part of a consistent transition between zoning classifications?
- Are the land uses permitted in the requested zoning district compatible with neighboring uses or will they have an adverse impact on the surrounding area? (Would the rezoning be contrary to the existing land use patterns of the area?)
- Is there an identifiable public economic need for the rezoning? If so, could this need be satisfied at a nearby area under current zoning?
- How would the rezoning impact public infrastructure?
- Can the land be used under its current zoning?

Conditional Rezoning Submission Requirements:

The Process for a Conditional Rezoning Request will first be heard by the Planning Commission in which a public hearing will be held and then a recommendation from the Planning Commission will be forwarded to the Township Board. Any contingencies must be addressed prior to the application and recommendation being placed on a Township Board Agenda. Once you have addressed any outstanding items from the Planning Commission, you will then appear before the Township Board of Trustees for a final decision on the first available meeting agenda.

_____ **18 copies** of the conditional rezoning agreement

_____ **18 copies** (sealed drawings) of the conceptual sketch, (one (1) inch = two hundred (200) feet), showing how the proposed development relates to the existing utilities, natural features, existing conditions, woodlands/wetlands, zoning, master plan and improvements adjacent to and directly across the street such as driveway approaches, passing lanes and curb cuts.

_____ **18 copies** of the Development Impact Statement

_____ Email the complete submission to: planning@washingtontwpmi.org

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Conditional Rezoning Agreement: An agreement between the property owner and the Township setting forth the terms and conditions of the Conditional Rezoning, as offered by property owner and approved by the Township, which agreement if approved shall be executed by both parties, and recorded in the Macomb County property records.

Conditional Rezoning Plan: A plan for re-zoning of a property, subject to certain conditions proposed by the property owner, including legal descriptions, drawings and narrative descriptions of the proposed development, and a timetable.

Conditional Rezoning Application: The Applicant may, voluntarily offer any conditions and/or limitations on the development and/or use of the land proposed for the conditional rezoning. An application shall propose a rezoning of the land to a new zoning classification, and shall, as part of such proposal, include certain voluntary site-specific development and/or use conditions materially restricting the development and/or uses otherwise allowable under the proposed new zoning classification. The request shall not propose any development and/or use not otherwise allowable under the proposed new zoning classification.

Permitted Conditions and Limitations: The following conditions of use and/or development of the land proposed for rezoning may be included in the application for Conditional Rezoning, provided such conditions are voluntarily proposed by the applicant; and are in response to, and roughly proportionate to, the impacts of the proposed development and use of the property:

- Conditions detailing the permitted uses of the development.
- Conditions on the location, size, height, or other physical characteristics of any structures or improvements proposed for development on the land.
- Conditions limiting the density of development or the intensity of the use, including but not limited to the specific types of uses and hours of operation, of the land proposed for rezoning.
- Conditions related to drainage, water and sewer capacity and quality, and adequacy and effect on other public utilities in the area.
- Conditions related to traffic volume, flow, and management affected by the proposed development and use.
- Conditions related to the preservation of natural features, resources, open space, and buffers located on, or impacted by development of the land proposed for rezoning, including provisions to assure permanent maintenance of the same.
- Such other conditions as may be deemed important to the development and to the protection of public interests.

Questions that should be taken into consideration as you compile your development impact statement:

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- How would the rezoning impact public infrastructure?
- Can the land be used under its current zoning?

Please contact the Planning and Zoning Department if you have any questions!

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