



City of Plymouth Rezoning Application

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234 x 232
Fax 734-455-1824

GENERAL INFORMATION:

Applicants seeking rezoning approval are encouraged to familiarize themselves with the City of Plymouth Zoning Ordinance, Zoning Map, and Master Plan in order to assure that the rezoning request will comply with these policy and development documents. Additionally, if site plan review is required and if the rezoning request is approved, please ensure that the land is properly zoned to permit the use proposed for development of the site and the building height, bulk, density, area, off-street parking, landscaping and screening requirements of the zoning ordinance are met. Copies of the Zoning Ordinance, Zoning Maps and Master Plans may be obtained online or from the Community Development Department.

Applicants must have a pre-application meeting prior to submittal unless waived by the Community Development Director.

Submit 15 copies of Rezoning Application and 15 copies of the site plan drawings and any supplemental information (folded and stapled) to the Community Development Department before the review process can begin. Rezoning requests submitted for review must be in the hands of the City by noon on the submittal deadline in order to be on the following month's agenda. Fees shall be provided at the time of submittal.

SITE PLAN REVIEW FEES:

Rezoning \$800.00

Site Plan Review (initial review).....\$1,000 + \$75/acre or fraction thereof

Subsequent Site Plan Review/Revision \$800.00

Special Land Use Review \$700.00 in addition to Site Plan Review fee

Condominium application, review \$500.00

REVIEW PROCESS:

Submit 15 copies of the Rezoning Application and 15 copies of any supplemental information to the Community Development Department before the review process can begin. Submit one digital copy of the entire submission package (application, supplemental information, etc.) via to plans@plymouthmi.gov or by document sharing application. Site plans submitted for review must be in the hands of the City by 12:00 PM on the submission deadline in order to be on the following month's agenda. Specific deadlines and meeting dates can be found on the Planning Commission's page on the City's website. Fees shall be provided at the time of submittal.

This application will be initially reviewed for completeness by the Community Development Department. Incomplete applications will be returned for modification. Following determination of completeness, applications are distributed to the City's Planning Consultant, Fire Marshall, applicable department heads, and Planning Commissioners for review to ensure compliance with all applicable codes and ordinances. The applicant will be provided with the Planning Consultant's comments and recommendations concerning the application in advance of the meeting.

The Planning Commission meets on the second Wednesday of the month in the City of Plymouth Commission Chambers (second floor), 201 S. Main Street, Plymouth, MI at 7:00 PM.

CITY OF PLYMOUTH REZONING APPLICATION

Community Development Department
201 S. Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

I. Site/Project Information

Site Address	Current Zoning Classification	Date of Application
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Name of Property Owner	Phone Number	
Mailing Address	Email Address (Required)	
City	State	Zip Code

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	<input type="checkbox"/> Architect	<input type="checkbox"/> Developer	<input type="checkbox"/> Engineer	<input type="checkbox"/> Lessee
Applicant/Company Name	Phone Number			
Applicant/Company Address	City	State	Zip Code	
Email Address (Required)				

III. Proposed Zoning Change and Proposed Use

IV. Historic District

	Is this project located in the Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
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V. Rezoning Affidavit

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

VI. Applicant Signature

Signature of Applicant (Applicant signature indicates compliance with Section V Rezoning Affidavit)	Date
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VII. Property Owner Signature

Signature of Property Owner (Property Owner signature indicates compliance with Section V Rezoning Affidavit)	Date
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Subscribed and sworn before me this _____ day of _____, 20_____.

Notary Public: _____

My Commission expires: _____

VIII. The following statements and plans MUST be attached to the end of this rezoning application:

- a) A statement indicating such change is necessary for the preservation and enjoyment of a substantial property right because: (state in detail wherein the conditions applicable to this property establish the above statement).
- b) A statement indicating such change will not be materially detrimental to the public welfare nor the property of other persons located in the vicinity thereof because: (state in detail wherein the conditions applicable to this property establish the above statement).
- c) A statement indicating such changes will be advantageous to the governmental unit where rezoning is requested because: (state in detail, with factual support, reasons for the above statement).
- d) A statement indicating such change is needed because the zoned land is not presently available elsewhere in the community or adjacent communities to permit proper location of proposed use: (state in detail).
- e) A plot plan of this property, showing both existing zone boundaries and those proposed.

ORDINANCE LANGUAGE:

Section 78-380: The factors to be considered by the planning commission may include, but shall not be limited to, the following:

- (a) Whether the rezoning is consistent with the policies and uses proposed for that area in the city's master land use plan. If conditions have changed since the master plan was adopted, the consistency with recent development trends in the area as well as other factors or conditions which may have changed.
- (b) Whether there are substantial reasons why the property cannot be reasonably used as currently zoned.
- (c) Whether adequate sites are available elsewhere that are already zoned to accommodate the proposed use.
- (d) Whether the rezoning would constitute a spot zone granting a special privilege to one landowner not available to others.
- (e) Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area.
- (f) Whether any public services, facilities, traffic flow, or natural features would be significant and adversely impacted by a development or use allowed under the requested rezoning.
- (g) Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.
- (h) Whether the condition and/or value of property in the city or in adjacent communities would be significantly and adversely impacted by a development or use allowed under the requested rezoning.
- (i) Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.
- (j) Whether precedents might result from approval or denial of the petition, and the possible effects of such precedents.