



# CITY OF FENTON

301 South Leroy Street ♦ Fenton, Michigan 48430-2196 ♦ (810) 629-2261 ♦ FAX (810) 629-2004

## Rezoning, Zoning Ordinance & Master Plan Amendment Application

### 1. Identification

**Applicant Name** \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_

Interest in the Property (e.g. fee simple, land option, etc.) \_\_\_\_\_

**Property Owner** (if other than applicant) \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_

### 2. Property Information

Property Street Address \_\_\_\_\_

Permanent Parcel Number \_\_\_\_\_

Legal Description of Property

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Zoning District \_\_\_\_\_

Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

Current Use(s) \_\_\_\_\_

Zoning District of Adjacent Properties to the:

North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_



**3. Information Required.** The applicant must submit the following maps and documents with the application (*Chapter 36 Zoning, Section 17 Rezoning, Zoning Ordinance, and Maser Plan Amendment Review*):

**Rezoning (Amendment to the Official Zoning Map)**

- G A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties.
- G The name, signature and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, or proof of consent from the property owner.
- G The existing and proposed zoning district designation of the subject property.
- G A site analysis site plan illustrating existing conditions on the site and adjacent properties; such as woodlands, wetlands, soil conditions, steep slopes, drainage patterns, views, existing buildings, any sight distance limitations and relationship to other developed sites and access points in the vicinity of the property.
- G A conceptual plan 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.
- G A written environmental assessment describing site features and anticipated impacts created by the host of uses permitted in the requested zoning districts.
- G A traffic impact analysis should be provided if any use permitted in the requested zoning district could generate 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 use in the current and requested zoning district; the determination of representative uses shall be made by the Planning Commission with input from City staff and consultants.
- G A written description of how the requested rezoning meets *Section 17.04 Criteria for Amendment of the Official Zoning Map (Rezoning)*. This can be achieved by completing **Section 4. Rezoning Criteria** of this application form, or can be completed separately and attached to this form along with the materials listed above.
- G The site must be staked to clearly indicate the location of the requested rezoning. Flagged stakes shall be placed at each parcel corner.

**Zoning Ordinance or Master Plan Amendment**

In the case of an amendment to the Zoning Ordinance or Master Plan, other than an amendment to the official zoning map, a general description of the purpose and intent of the proposed amendment shall accompany this form.



**4. Rezoning Criteria.** The applicant must provide written responses to demonstrate how the proposed zoning designation will meet the following criteria in the areas provided or on a separate sheet (*Section 17.04 Criteria for Amendment of the Official Zoning Map (Rezoning)*):

- a. Consistency with the goals, policies, and Future Land Use Map of the City of Fenton Master Plan, including any sub-area or corridor studies. If conditions have changed since the Plan was adopted, the consistency with recent developments trend in the area:

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- b. Compatibility of the site’s physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district:

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- c. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning:

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- d. 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:

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e. The capacity of City infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the “health, safety, and welfare” of the City:

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f. 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 to accommodate the demand:

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g. Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or amending the list of permitted or special land uses within a district:

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