



CITY OF FENTON

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

Special Land Use Application

Uses regarding a Special Land Use Permit are listed within each district of the City of Fenton Zoning Ordinance. This application form includes the standards upon which the Planning Commission will review the request, and notes which uses have specific non-discretionary standards which must also be met. Refer to Article 14 of the Zoning Ordinance for these special standards.

Filing Deadline: Requests for a Special Land Use Permit must be submitted, along with a Site Plan and its required application form and fee, at least 30 days prior to the next Planning Commission meeting; however, no date will be set until the application is complete as determined by the Zoning Administrator

Fee: The application fee for both this Special Land Use permit application and the Site Plan Review are listed on the "City of Fenton Fee Schedule", which is available from the City Clerk.

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. Proposed Use (check one and complete any additional requested information)

- G Residential Number of Units _____
- G Office
- G Commercial
- G Industrial Products to be Produced:

- G Institutional
- G Other (Describe) _____

Note: Please consult Section 36-14-08 of the Zoning Ordinance (also listed on the last page of this application) to make sure your use does not qualify for additional specific site and/or use standards.

Proposed Construction (please check any that apply)

New Building _____ Addition _____ Alteration/Repair/Replacement _____ Other _____

Briefly Describe the Nature of the Proposed Special Land Use

4. Special Land Use General Criteria. The applicant must provide written responses to demonstrate how the Special Land Use Standards (Section 36-14-02.a) will be satisfied by the proposed Special Land Use. Describe how the proposed special land use will:

- a. Be compatible and in accordance with the general goals, objectives, and policies of the City of Fenton Master Plan and promote the intent of the zoning district in which the use is proposed:



- b. Be constructed, operated, and maintained so as to be compatible with the existing or intended character of the general vicinity and so as not to change to essential character of the general vicinity and so as not to change the essential character of the area in which it is proposed:

- c. Be served adequately by public facilities and services, such as highways, streets, police and fire protection, drainage structures, water and sewerage facilities, and primary and secondary schools:

- d. Not involve uses, activities, processes, materials, and equipment or conditions or operation that will be detrimental to the natural environment, public health, safety, or welfare by reason of excessive production of traffic, noise, smoke, odors, or other such nuisance. If your proposed use potentially involves any of these conditions, please describe how you will mitigate any potential nuisances:

5. Special Land Use Specific Requirements. The general standards and requirements listed above are basic to all uses authorized by a special land use approval. However, certain special land uses, because of their unique character and potential impacts on the welfare of adjacent properties and the City; require that additional specific requirements be met. Please consult Section 36-14-08 for a listing of the special land uses with these additional requirements.

6. Site Plan Review. In addition to the preceding questions and information, properties for which application for special land use approval is made shall also be subject to site plan review in accordance with the requirements of Article 16 Site Plan Review. Failure to obtain plan approval will constitute denial of the approved special land use.



