

City of Romulus Conditional Rezoning Application

Planning Department 11111 Wayne Road, Romulus MI 48174 Phone: (734) 955-4530 Fax (734) 941-5842 www.romulusgov.com



Project Name: _____ **Current Zoning:** _____ **Requested Zoning:** _____

Property Address: _____
Parcel ID#s: _____

The property is located on the NORTH/SOUTH/EAST/WEST side of _____ Road; between _____ Road and _____ Road.

Total Gross Acres: _____
Existing Use of Property: _____

Project Information: This Section to be completed by City

Case Number: _____
Date Submitted: _____
Planning Fee: \$700.00; Escrow: \$1,300 = **\$2,000.00**
Traffic Study Initial Review Fee (if applicable): **\$1,000.00**
Total Fee*: _____
Public Hearing Date: _____
Public Hearing Publish Date: (_____)

Applicant Information:

Name: _____
Street: _____
City: _____
State: _____ Zip: _____
Phone: (_____) _____
E-mail Address _____

Property Owner Information:

Name: _____
Street: _____
City: _____
State: _____ Zip: _____
Phone: (_____) _____
E-mail Address _____

Project Description:

Existing Zoning: _____
Future Land Use Designation: _____
Proposed Zoning: _____
Brief Description of Rezoning Proposal: _____

Traffic Analysis:

- Is the project expected to have 50 or more peak hour directional trips per day? **YES** **NO**
 - Is the project expected to have 500 or more vehicle trips per day? **YES** **NO**
- If **YES** answered above a Traffic Impact Analysis Study consistent with Section 23.02 (3) must be submitted with application and the required review fee.

Attachment Checklist:

Application information per Section 23.02 and 23.06 of the Zoning Ordinance must be provided at the time of submittal. Ten (10) copies are required for initial administrative (ARC) review; additional/revised copies will be required for Planning Commission and City Council review

_____	Signed and notarized rezoning application	_____	Legal Description copied on plans for entire area of rezoning
_____	Proof of ownership; statement of applicant's interest in subject property	_____	Written description of environmental characteristics of the site prior to development and following development (may also use aerial photo of site to accompany written analysis)
_____	Written Justification for Rezoning on plans or as written attachment	_____	Site illustration of the maximum development permitted under current zoning
_____	Site analysis plan or aerial photograph at a scale not less than 1"=100', illustrating existing conditions on the site and adjacent properties within 200 feet.	_____	Conceptual plan at a scale not less than 1"=100', demonstrating that the site could be developed with representative uses permitted in proposed rezoning
_____	Draft Conditional Zoning Agreement	_____	Traffic Analysis if criteria met.

Applicant Acknowledgements: The applicant must acknowledge the following by initialing each statement.

- The applicant understands that the Planning Department shall schedule the Public Hearing date only after the application is found substantially complete and the proper sign and staking of the property is confirmed. _____ **Applicant Initial**
- Applicant is required to obtain a **temporary sign permit** from the Building Department prior to placement of the sign on site. _____
- Applicant is required to submit a copy of the **temporary sign permit** to the Planning Department and notifying the Planning Department that the required sign has been installed and is ready for site inspection. _____ **Applicant Initial**
- Applicant is required to remove **temporary sign** from property within three (3) days following the public hearing by the Planning Commission. _____ **Applicant Initial**
- The applicant or the designated representative must be present at all meetings or the request may be tabled or no action taken due to lack of representation. _____ **Applicant Initial**

Justification for Rezoning: Please address how the requested rezoning meets the following criteria:

1. *The requested rezoning is consistent with the goals, policies and Future Land Use Map of the City of Romulus Master Plan, including all applicable sub area and corridor studies. If conditions have changed since the Master Plan was adopted, explain how the requested rezoning is consistent with recent development trends in the area.*

2. *Explain how development under the current zoning is impractical or less reasonable than the requested zoning or other zoning districts given factors such as demand v. supply, development trends, and other factors.*

3. *Are the sites's physical, geological, hydrological, and other environmental features capable of accommodating the potential uses allowed in the proposed zoning district based on the proposed concept plan.*

4. *Are all the potential uses allowed in the proposed zoning district compatible with surrounding uses and zoning in terms of land suitability, impacts on the environment, noise density, nature or use, traffic impacts, aesthetics, infrastructure, impact on ability to develop adjacent properties under existing zoning, and potential influence on property values.*

5. *Are the capacities of the City infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of the City.*

6. *Explain the extent to which traffic impacts can be accommodated to maintain at least a level of service D by the existing road system or programmed improvement.*

7. *Explain the apparent public 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.*

8. *Explain how the requested rezoning is compatible with the basic intent and purpose of the Zoning Ordinance.*

Affidavit of Petitioner:

I, the undersigned petitioner, being duly sworn, depose and say that the statements and information submitted are true and correct to the best of his/her knowledge, information and belief, further that s/he is authorized to submit this petition. I further acknowledge that the City and its employees shall not be held liable for any claims that arise as a result of acceptance, processing, or approval of this rezoning application. I also understand that by signing this application I authorize City staff and/or its representatives to conduct visits to the subject property and allow for reasonable access to the property.

Print Applicant Name	Date	Print Property Owners Name	Date
Signature of Applicant	Date	Signature of Property Owner	Date

Notary for Applicant:

Subscribed and sworn before me, this ____day
 of _____ 20____. A Notary Public in and for
 _____ County, Michigan.

 (Signature)
 Notary Public

My Commission expires _____, 20____.

Notary for Property Owner:

Subscribed and sworn before me, this ____day
 of _____ 20____. A Notary Public in and for
 _____ County, Michigan.

 (Signature)
 Notary Public

My Commission expires _____, 20____.

* Note that in accordance with the City of Romulus Fee Schedule adopted 7-1-2014, additional fees for conditional rezoning and cost of consultant services may be applicable.

