



**CITY OF MUNISING**  
 301 E. Superior Street  
 Munising, MI 49862  
 (906)387-2905  
 www.cityofmunising.org

# CONDITIONAL REZONING APPLICATION

Date \_\_\_\_\_ File No. \_\_\_\_\_

Project Representative: \_\_\_\_\_

Address: \_\_\_\_\_  
 \_\_\_\_\_

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

Phone/Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_  
 \_\_\_\_\_

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

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**APPLICATION SIGNATURE:**

The applicant indicated above must sign this application. All correspondence and notices regarding the proposal will be transmitted to the applicant. By signing this application, the applicant is indicating that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of his/her knowledge. This application is not valid unless it is accompanied by a review fee.

Applicant:

\_\_\_\_\_  
 (Signature / Date)

\_\_\_\_\_  
 (Print Name)

Property Owner:

\_\_\_\_\_  
 (Signature / Date)

<b>OFFICE USE ONLY</b>	
Date Filed _____	Hearing Date _____
Fee Paid _____	Receipt _____
Remarks	

Future Land Use designation: \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_

Project Name: \_\_\_\_\_

Location of Property: \_\_\_\_\_

Property Identification Number: \_\_\_\_\_

Brief Description of Conditional Zoning Proposal:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# Conditional Rezoning Checklist

## **CONDITIONAL ZONING CHECKLIST TO BE COMPLETED BY APPLICANT**

This checklist is provided as a general guide for a conditional rezoning submittal. Incomplete packets or inconsistent information may be returned to the applicant prior to the review. Only complete applications and material may be reviewed.

<b>CONDITIONAL REZONING REQUIREMENTS</b>	<b>PROVIDED</b>	<b>NOT APPLICABLE</b>
<b>GENERAL INFORMATION</b>		
Proof of ownership or authorization from the landowner to submit the development proposal		
The legal description of the property		
Written responses to conditional rezoning criteria (listed below)		
A conditional zoning agreement which may include limitations on the uses permitted on the property, specification of lower density or less intensity of development and use, or may impose more restrictive measures on the location, size, height, or other measure for buildings, structures, improvements, setbacks, landscaping, buffers, design, architecture and other features		
The conditional zoning agreement shall include conditions that bear a reasonable and rational relationship and/or benefit to the property and may include conditions related to the use and development of the property that are necessary to serve the intended use of the property; minimize the impact of the development on surrounding properties; preserve natural features and open space		
Preliminary Site Plan		
Rezoning Submittal requirements (in table below)		

### **CONDITIONAL REZONING CRITERIA**

1. The request shall bear a reasonable and rational connection and/or benefit to the property being proposed for rezoning.
2. The request shall be necessary to ensure that the property develops in such a way that protects the surrounding neighborhood and minimizes any potential impacts to adjacent properties.
3. The request shall be necessary to allow the rezoning to be approved, in that the property could not or would not be rezoned without the proposed conditional zoning agreement.
4. The request shall lead to a development that is more compatible with abutting or surrounding uses than would have been likely if the property had been rezoned without a conditional zoning agreement, or if the property were left to develop under the existing zoning classification.

<b>REZONING SUBMITTAL REQUIREMENTS</b>	<b>PROVIDED</b>	<b>NOT APPLICABLE</b>
<b>GENERAL INFORMATION</b>		
Proof of ownership or authorization from the landowner to submit the development proposal		
The legal description of the property		
<b>SITE ANALYSIS MAP</b>		
Plans drawn to an engineer's scale, not smaller than 1" = 500'		
Title indicating the nature of the request (i.e., Site Analysis Map - Request for rezoning from District ____ to District ____), the applicant's name and the site address (or location if vacant)		
Legend indicating the owner of record, the engineer, surveyor or drafter, as applicable, the date of submission, scale and north point		
A boundary survey of the subject property		
Location of existing site boundary lines, buildings, structures or other improvements, parking areas, driveways, points of ingress and egress for the site and adjacent parcels		
Location, width and names of existing streets and public or private easements adjacent to the site		
Location of existing natural features, including but not limited to, existing drainage courses, regulated floodplains or wetlands, Tree and Woodlands Protection information, and other relevant information the Planning Commission has deemed necessary and essential to making an informed recommendation to the City Commission		
Existing and proposed zoning classification(s) of the site and adjacent parcels		