



**CITY OF MUNISING**

**301 E. Superior Street**

**Munising, MI 49862**

**(906)387-2095**

**[www.cityofmunising.org](http://www.cityofmunising.org)**

# Rezoning Process and Application

## What is a rezoning of property?

A rezoning is a change in the zoning classification of a specific property. A rezoning may also be called a Map Amendment as it is an amendment to the City's Official Zoning Map.

## Who can initiate a rezoning request?

A rezoning may be initiated by the City Commission, Planning Commission, or by the owner or owners of the property which is the subject of the proposed rezoning.

## What standards are applied in reviewing a rezoning request?

The following standards are applied:

- a. Consistency with the goals, policies and Future Land Use Map of the City of Munising Master Plan, including any subarea or corridor studies. If conditions have changed since the City of Munising Master Plan was adopted, the consistency with recent development trends in the area.
- b. Compatibility of the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.
- 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.
- 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.
- 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.
- 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.
- 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.

# REZONING REQUEST APPLICATION



• City of Munising • 301 E. Superior Street, Munising, MI 49862 • (906)387-2905 •  
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Application #:	_____	Date Received:	_____	Accepted:	_____
Date of Publication:	_____	Date of Public Hearing:	_____		
Fees:	_____				

## I. Site Characteristics

Subject property address \_\_\_\_\_  
Subdivision and Lot # (if applicable): \_\_\_\_\_  
Tax Parcel #: \_\_\_\_\_  
Existing Zoning District: \_\_\_\_\_  
Proposed Zoning District \_\_\_\_\_  
Acreage of Site: \_\_\_\_\_

## II. Property Owned By

Property Owner Name: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## III. Applicant

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## IV. Signatures

(This application form must be signed by both the applicant and legal owner of the property.)

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Print/type name of Applicant

\_\_\_\_\_  
Print/type name of Legal Owner

The items listed below must accompany the application submission;

	Provided
Legal description, street address, map of the subject property (The map should show surrounding properties)	
Name, signature and address of the owner of the subject property	
A statement of the Applicant's interest in the property	
Existing and proposed zoning district designation of the subject property	
Identify location and size of important property characteristics	
Existing conditions site analysis plan	
Conceptual plan of how site could be developed (only if conditional rezoning)	
Written environmental assessment describing site features and anticipated impacts by the uses permitted in the requested zoning district	
Written description of how the requested rezoning meets the following standards:  <ol style="list-style-type: none"><li>1. Consistency with the goals, policies and future land use map in the City of Munising's Master Plan</li><li>2. Compatibility of the site's physical, geological, hydrological, and environmental features with the uses permitted in the proposed zoning district</li><li>3. Evidence the Applicant cannot receive a reasonable return on investment through developing the property with any of the uses permitted under the current zoning district</li><li>4. Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning</li><li>5. 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</li><li>6. Apparent demand for the types of uses permitted in the requested zoning district</li></ol>	