

**TOWNSHIP OF SALINE
REZONING AMENDMENT APPLICATION**

Date of Application: _____

1. Applicant Information:

Applicant Name _____

Street Address or P.O. Box No. _____

City/State/Zip _____

Telephone: _____ Fax: _____

_____ Individual Person (s) _____ Firm _____ Corporation

If a business, please describe: _____

2. Property Information:

Applicant's Interest in the Property _____

Property Owner(s) _____

Property Address _____ Existing Zoning District(s) _____

Property Tax ID No. _____ Proposed Zoning District(s) _____

Property location by nearest crossroads _____

Current use(s) of the subject property: _____

Attachments:

1. If the applicant is not the owner of record, attach a signed statement from the owner(s) of record that the applicant is acting on the owner's behalf, and include the name, address, and phone number of all owner(s) of record.
2. Attach a legal description of the subject parcel(s).
3. Attach a location map and scaled survey of the subject property showing all property lines, dimensions, bearings or angles correlated with the legal description; all existing and proposed structures and uses on premises; dimensions of such structures and distance or setback measurements from other structures and lot boundaries; road rights-of-way and other easements; gross and net lot area; and any other information relevant to the request.
4. Attach a vicinity map showing the location of the subject property, and adjacent land uses and zoning classifications.
5. Attach a general description of the natural resources and features, including wetlands, streams and other waterbodies, steep slopes, woodlands, and floodplains, depicted on scaled drawings.

3. Purpose of Change:

Purpose of the proposed zoning change(s): _____

Attachments:

Attach a written description of how the request meets the criteria for rezoning listed in Section 12.04E (Findings of Fact Required) of the Zoning Ordinance (see attached).

4. Certification:

The applicant agrees and certifies that the information supplied as part of this application is accurate and true, including additional material submitted to the Planning Commission and Township Board prior to recommendation and final action on the request. The applicant also agrees to permit a physical on-site visit on the subject property by members of the Planning Commission and the Township Planner prior to the public hearing where the request will be considered.

Applicant's Signature

Date

Applicant's Signature

Date

Applicant's Signature

Date

NOTES:

FOR OFFICE USE ONLY

Required Fee: \$ _____ Date Received by the Township: _____

Application Received by: _____
Name Position

Date Received by the Township: _____

Section 12.04 Amendments.

E. Findings of Fact Required.

In reviewing any application for a rezoning amendment to the Official Zoning Map, the Planning Commission shall identify and evaluate all factors relevant to the application, and shall report its findings and recommendations to the Township Board. The facts to be considered shall include, but shall not be limited to the following:

1. Compatibility of the proposed rezoning with the General Development Plan's goals, policies, and future land use map, including planned timing or sequence of development. If conditions have changed since the General Development Plan was adopted, the consistency with recent development trends in the area shall be considered.

2. Compatibility of all the potential uses allowed in the proposed zoning district(s) with the site's physical, geological, hydrological, and other environmental features, and with surrounding uses and zoning districts.

3. Capacity of available utilities, roads, and public services to accommodate the uses permitted in the district(s) without compromising the health, safety, and welfare of Township residents or burdening the Township or Washtenaw County with unplanned capital improvement costs or other unplanned public expenses.

4. The apparent demand for the types of uses permitted in the district(s) in relation to the amount of land currently zoned and available in the Township and surrounding communities to accommodate the demand.

5. Whether the requested rezoning is justified by a change in conditions since the Zoning Ordinance or Official Zoning Map was adopted, or by an error in the Ordinance or Map.

6. The precedents or possible effects of such precedents that might result from approval or denial of the proposed rezoning.

7. Impacts or effects of approval of the rezoning on the condition, character or value of property in the Township or adjacent municipalities.

8. Consistency of the proposed rezoning with the applicable development policies of abutting municipalities or other governmental agencies with jurisdiction.
