



Charter Township of Northville

Planning Department  
44405 Six Mile Road  
Northville, MI 48168  
(248) 348-5800

### CONDITIONAL ZONING

**For Office Use Only:**

RZ #: \_\_\_\_\_  
Date: \_\_\_\_\_  
Public Hearing Date: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_

Project Representative\*: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone/Fax: \_\_\_\_\_  
Email: \_\_\_\_\_  
Property Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone/Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

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

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

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

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

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

Brief Description of Conditional Zoning Proposal:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Submittal Requirements:**

1. Fifteen (15) copies of rezoning application, plan and related documentation. The copies must be folded with the printed side out. Sheet size shall not exceed 24" x 36".
2. One electronic version of the site plan, submitted for the Planning Commission, in PDF format.
3. Required materials must be received by the Planning Department before 12 P.M., 28 days prior to the scheduled Planning Commission meeting.
4. Materials required per Section 43.2 and 43.8.

**Review Procedures:**

1. The application will be reviewed administratively until the preliminary site plan and zoning agreement are determined to be administratively complete. At that time, a public hearing will be scheduled for the next available regularly scheduled Planning Commission meeting.
2. If the preliminary site plan and zoning agreement are approved, a final site plan must be approved by the Planning Commission.
3. If approved, the final site plan will be reviewed administratively until the plans are determined to be administratively complete. At that time, the application will be placed on the agenda for the next regularly scheduled Planning Commission meeting. The Planning Commission meets the last Tuesday of each month at 7:30 P.M.
4. The Planning Commission makes a recommendation to the Board of Trustees. The Board of Trustees meets the third Thursday of each month at 7:30 P.M.

**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 in accordance with the fee schedule as adopted by the Board of Trustees.

Applicant: \_\_\_\_\_  
(Signature / Date)

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

Legal Owner: \_\_\_\_\_  
(Signature / Date)

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

\* Basis of representation (i.e. legal representative, owner, option to buy). Copy of deed, title and/or option to purchase must be provided at time of application.

# CONDITIONAL ZONING

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## CONDITIONAL ZONING CHECKLIST TO BE COMPLETED BY APPLICANT

This checklist is provided as a general guide for a conditional rezoning submittal. Please reference Chapter 170, Article 43.8, Conditional Zoning Agreement, for the detailed submission and review criteria. Incomplete packets or inconsistent information may be returned to the applicant prior to the review. Only complete applications and material may be reviewed.

REQUIREMENTS	PROVIDED	NOT APPLICABLE
<b>GENERAL INFORMATION</b>		
Proof of ownership or authorization from the land owner to submit the development proposal		
The legal description of the property		
Impact statement meeting requirements of Chapter 170, Article 32, if applicable		
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		
Applicant shall prepare and erect a sign announcing the amendment to the text of the Zoning Ordinance or a change in zoning district boundaries pursuant to Resolution 91-135, as amended (copy included with this application)		

## CONDITIONAL ZONING CRITERIA

1. The request shall be consistent with the intent of Article 43.
2. The request shall bear a reasonable and rational connection and/or benefit to the property being proposed for rezoning.
3. The request shall be necessary to insure that the property develops in such a way that protects the surrounding neighborhood and minimizes any potential impacts to adjacent properties.
4. 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.
5. 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.

# CONDITIONAL ZONING

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## REZONING CHECKLIST TO BE COMPLETED BY APPLICANT

This checklist is provided as a general guide for a rezoning submittal. Please reference Chapter 170, Article 43, Amendments, for the detailed submission and review criteria. Incomplete packets or inconsistent information may be returned to the applicant prior to the review. Only complete applications and material will be reviewed.

REQUIREMENTS	PROVIDED	NOT APPLICABLE
<b>GENERAL INFORMATION</b>		
Proof of ownership or authorization from the land owner to submit the development proposal		
The legal description of the property		
Impact statement meeting requirements of Chapter 170, Article 32, if applicable		
Written responses to rezoning criteria (copy included with this application)		
<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 XX to District XX), 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, pursuant to Article 23, and other relevant information the Planning Commission has deemed necessary and essential to making an informed recommendation to the Board of Trustees		
Existing and proposed zoning classification(s) of the site and adjacent parcels		
<b>INFORMATIVE REZONING SIGN</b>		
Applicant shall prepare and erect a sign announcing the amendment to the text of the Zoning Ordinance or a change in zoning district boundaries pursuant to Resolution 91-135, as amended (copy included with this application)		

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## REZONING CRITERIA

6. Consistency with the goals, policies and future land use map of the Charter Township of Northville Master Plan, including any sub area or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.
7. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.
8. Evidence that if the current zoning is enforced, the consequent restriction will preclude the use of the property for any purpose to which it is reasonably adapted and that the application of the current classification amounts to a confiscation of plaintiff's property.
9. The compatibility of all the potential uses allowed in the proposed zoning district with the 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.
10. The capacity of Township infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.
11. The capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
12. The apparent demand for the types of uses permitted in the requested zoning district in the Township, and surrounding area, in relation to the amount of land in the Township, and surrounding area, currently zoned and available to accommodate the demand.
13. The boundaries of the requested zoning district are sufficient to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.
14. If a rezoning is appropriate, the requested zoning district shall be more appropriate from the Township's perspective than another zoning district.

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## RESOLUTION NO. 91-135 - Adopted: July 11, 1991

### SIGN REGULATIONS FOR PROPOSED REZONING

EFFECTIVE: July 11, 1991

At a regular meeting of the Northville Township Board of Trustees held July 11, 1991, at 7:30 p.m. at the Northville Township Civic Center the following resolution was offered:

WHEREAS: In accordance with Section 125.284 M.C.L.A. as amended, the following administrative regulations shall be followed whenever an application for rezoning of land is made to the Planning Commission and/or to the Township Board, and said regulations be a prerequisite to the right of public hearing therein:

1. Twenty-one (21) days prior to the Public Hearing, a four (4) foot by eight (8) foot sign shall be erected in full public view along road frontage on the property to be rezoned. If the property to be rezoned is located at an intersection, then two (2) signs, one for each road, shall be required.
2. The required sign will be exempt from the requirements of the Zoning Ordinance Section 18.18 SIGNS, but a temporary sign permit to erect the sign must be obtained through the Township Planning Department. All information to be included on the sign shall be submitted with the permit application.
3. The sign shall contain the following information:
  - At the top of the sign, it shall read, "THIS PROPERTY PROPOSED TO BE REZONED. "
  - The name of the real property of interest asking for the zoning change
  - The present zoning
  - Proposed or requested zoning sought and amount of acreage involved (map with dimensions).
  - Date, time and place of the Public Hearing on the rezoning.
4. The petitioner shall be responsible to erect, maintain and remove the sign. The sign shall be removed three (3) days after the Public Hearing. If the Public Hearing is adjourned, the date of the Public Hearing shall be changed on the face of the sign; and

WHEREAS: The Planning Commission recommends that the rezoning requested by the Township be exempt from erecting such signs; and

WHEREAS: The Planning Commission has reviewed and recommended this resolution at their regular Planning Commission meeting of June 25, 1991, therefore

BE IT RESOLVED: That the Northville Township Board of Trustees adopts the requirements and standards for posting signage for the publication of rezoning petitions.

AYES: Nowka, Williams, Cook, Lennox, Handyside and Goss

NAYS: none

### RESOLUTION DECLARED ADOPTED

I, Thomas L. P. Cook, Clerk of the Charter Township of Northville, County of Wayne, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Trustees at their regular meeting held on July 11, 1991, at 44405 six Mile Road.

Thomas L. P. Cook, Clerk