

REZONING APPLICATION



CITY OF ST. JOSEPH

700 Broad St., St. Joseph, MI 49085-1206
Phone 269-983-1212 Fax 269-985-0347

An incomplete application will not be accepted. All required materials must be submitted, reviewed, and accepted as administratively complete at least 24 days prior to the next Planning Commission meeting.

PROPERTY INFORMATION:

Property Address _____ Tax ID # _____

OWNER/APPLICANT INFORMATION:

Are you the owner? YES NO

If you are not the owner, please 1) attach written authorization of the owner(s) to make this application and 2) describe your legal interest in the property as part of your written application.

Name _____ Address _____

Phone _____ Cell _____ Fax _____

E-mail Address _____

Applicants, please note: No change to the provisions of the City of St. Joseph Zoning Ordinance or Official Zoning Map shall be recommended to the City Commission unless the Planning Commission finds that ***ALL*** of the Factors to Consider on Re-zonings have been evaluated. The Planning Commission may solicit information from public agencies or from individuals or firms with relevant experience.

Please see the reverse of this page for instructions regarding the additional information that must be submitted for this application to be complete.

The information on this application form is, to the best of my knowledge, true, accurate and complete.

OWNER/APPLICANT SIGNATURE _____ DATE _____

I grant permission for members of the City of St. Joseph staff and appointed officials to enter the above described property for the purpose of gathering information related to this application.

OWNER/AGENT SIGNATURE _____ DATE _____

Date Received _____ \$400 Application Fee Paid _____

Submitted Materials: _____ Application Form _____ Written Statement

Application Accepted as Complete by: _____ Date Accepted _____

Questions for Applicants—Rezoning Request

1. ***What is the current zoning district of this property?*** _____

2. ***What is the zoning district you are asking this property be changed to?*** _____

3. ***What does the Future Land Use Map in the City's Comprehensive Plan / Master Plan show as the future use of the property?*** _____

4. ***On a separate piece of paper, please explain why you believe this rezoning is appropriate. As part of your answer, please directly answer each of the following questions, which are the factors the Planning Commission and City Commission must use to determine whether to approve the requested rezoning:***

SECTION 22.3 FACTORS TO CONSIDER ON REZONINGS

The factors to be considered shall include, but are not limited to, the following:

- A. What conditions related to the application have changed since the Zoning Ordinance was adopted which justify the proposed amendment?
- B. What are the possible precedential effects which might result from the approval or denial of the application?
- C. What is the potential impact of the proposal on the ability of the City and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future?
- D. Does the proposed amendment adversely affect environmental conditions, the character of, or the likely value of property?
- E. Does the proposed District change comply with the adopted City Comprehensive Plan? (If not, and if the proposed amendment is reasonable in light of all other relevant factors, then the Comprehensive Plan should be amended before the proposed zoning amendment is approved.)
- F. If a specific property is involved, can the property in question be put to a reasonable economic Use in the zoning District in which it is presently located?
- G. Is another procedure, such as a Variance, Special Use, Planned Unit Development, or hardship Planned Unit Development a more appropriate alternative than the proposed amendment?

5. ***Please include the legal description of the property.***