



OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

APPLICATION FOR CONDITIONAL REZONING

In accordance with Act No. 207 of Public Acts of Michigan of 1921 as amended the City of Dexter may allow conditional rezoning to help ensure the proper use of land and natural resources and to allow for a more flexible approach to the rezoning of property.

Conditional Rezoning Application is being made for: Rezoning from _____ to _____

Property Address: _____ Tax ID Number: _____

Proposed Use: _____

Applicant Name: _____ Phone: _____

Applicant Address: _____

Email Address: _____ Mobile Phone: _____

Property Owner Name: _____ Phone: _____

Property Owner Address: _____

Email Address: _____ Mobile Phone: _____

Application Procedure: Please check if the following information is being provided, and attach the required documents to this application.

Yes	No	
		A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties.
		The name and address of the owner of the subject site and a statement of the applicant's interest in the subject site if not the owner in fee simple title.
		The existing and proposed zoning district designation of the subject property.
		The land use classification of the subject site as illustrated in the City's Master Plan.
		A general description of the proposed amendment and rationale for the change.
		A written description of how the requested conditional rezoning meets Section 23.06 "Conditional Rezoning of Land".

In addition to the procedures as noted in Section 23.02, the following specific procedures, standards, and requirements apply to all proposed conditional-rezoning requests.

1. A conditional rezoning request must be voluntarily offered by an owner of land within the City. All offers must be made in writing and must provide the specific conditions to be considered by the City as a part of the rezoning request. All offers shall be in the form of a written agreement approvable by the City and property owner, incorporating the conditional rezoning site plan and setting forth any conditions and terms mutually agreed upon by the parties relative to the land for which the conditional rezoning is sought.
2. Conditional rezoning shall not allow a use or activity that would not otherwise be allowed in the proposed zoning district.

3. Conditional rezoning shall not alter any of the various zoning requirements for the use(s) in question, i.e. parking, landscaping, lot area, lot width, building height, setbacks, lot area coverage, etc. Conditional rezoning's shall not grant zoning variances of any kind. Requests for variances must follow the provisions of Article 24.
4. Conditional rezoning shall not grant special land use approval. The process for review and approval of special land uses must follow the provisions of Article 8.
5. All conditions offered by a landowner in relation to a rezoning request must have a direct relationship to the rezoning itself. The provisions to allow conditional rezoning shall not be construed to allow rezoning by exaction.
6. The applicant must provide a conditional rezoning site plan prepared by a licensed professional, that shows the location, size, height or other measures for buildings, structures, improvements and features on, and in some cases adjacent to, the property to be conditionally rezoned. The details to be offered for inclusion in the conditional rezoning site plan shall be determined by the applicant and approved by the City. A conditional rezoning site plan shall not replace the requirement of Article 21, or subdivision or site condominium approval.
7. Upon approval of a conditional rezoning, a copy of the written agreement between the property owner and City shall be filed with the Washtenaw County Register of Deeds, which shall act to provide notice to all subsequent owners of the property of the conditions approved and agreed to by the City.

I understand that if this request is denied, the City will not reconsider it for a period of 365 days from date of denial.

Owner's Signature	Date	Applicant's Signature	Date
-------------------	------	-----------------------	------

Staff Review: Fee: \$750 + \$40/acre + Escrow Deposit

Date Received: _____ Receipt # _____

Approved Denied

REASONS FOR APPROVAL: _____

REASONS FOR DENIAL: _____

Planning Commission Action: Approved Denied Date: _____

City Council Action: Approved Denied Date: _____

APPROVAL STAMP: