

## CITY OF SOUTHFIELD LAND REZONING APPLICATION

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| <p style="text-align: center;"><b>City of Southfield Planning Department</b><br/> <b>26000 Evergreen Road</b><br/> <b>Southfield, MI 48076</b></p> <p>Telephone: 248-796-4150<br/>                 Fax : 248-796-4105<br/>                 E-mail: <a href="mailto:contactplanning@cityofsouthfield.com">contactplanning@cityofsouthfield.com</a></p> | <b>Date Submitted:</b>                                   |  |
|   | <b>Reference Number:</b>                                 |  |
|   | <b>Sidwell Number:</b>                                   |  |
|   | <b>Associated Site Plan File Number (if applicable):</b> |  |

**NOTICE TO THE APPLICANT:** *Petitions must be filed with the Planning Office by 12:00 noon 40 calendar days prior to being placed on the Planning Commission agenda.*

I (We) the undersigned do hereby make application to the Planning Department of the City of Southfield to develop the property herein described.

1. Existing Zoning District: \_\_\_\_\_  
 Proposed Zoning District: \_\_\_\_\_
2. Description of the Subject Property: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Nearest Cross Streets: \_\_\_\_\_  
 Acreage: \_\_\_\_\_
3. We attach a statement hereto indicating why, in our opinion, the change requested is necessary for the preservation and enjoyment of substantial property rights, and why such change will not be detrimental to the public welfare, nor the property of other persons located in the vicinity thereof.
4. Value of development: \$ \_\_\_\_\_ ; New FTE Jobs \_\_\_\_\_

| 5. APPLICANT INFORMATION         | 6. PROPERTY OWNER INFORMATION    |
|----------------------------------|----------------------------------|
| Company _____                    | Company _____                    |
| Name _____                       | Name _____                       |
| Address _____                    | Address _____                    |
| City _____ State _____ Zip _____ | City _____ State _____ Zip _____ |
| Email _____                      | Email _____                      |
| Phone _____                      | Phone _____                      |

7. Applicant's interest in the property (if other than owner) \_\_\_\_\_
8. Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_
9. Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

**Supplemental Forms:**

- Rezoning Flow Chart
- Community Impact Statement (if determined by the Planning Department)
- Overlay Development District/Residential Unit Development District Review Checklist (ODD/RUDD requests only)
- Overlay Development District/Residential Unit Development District Development Agreement Template (ODD/RUDD requests only)

# Current City of Southfield Rezoning Application Process

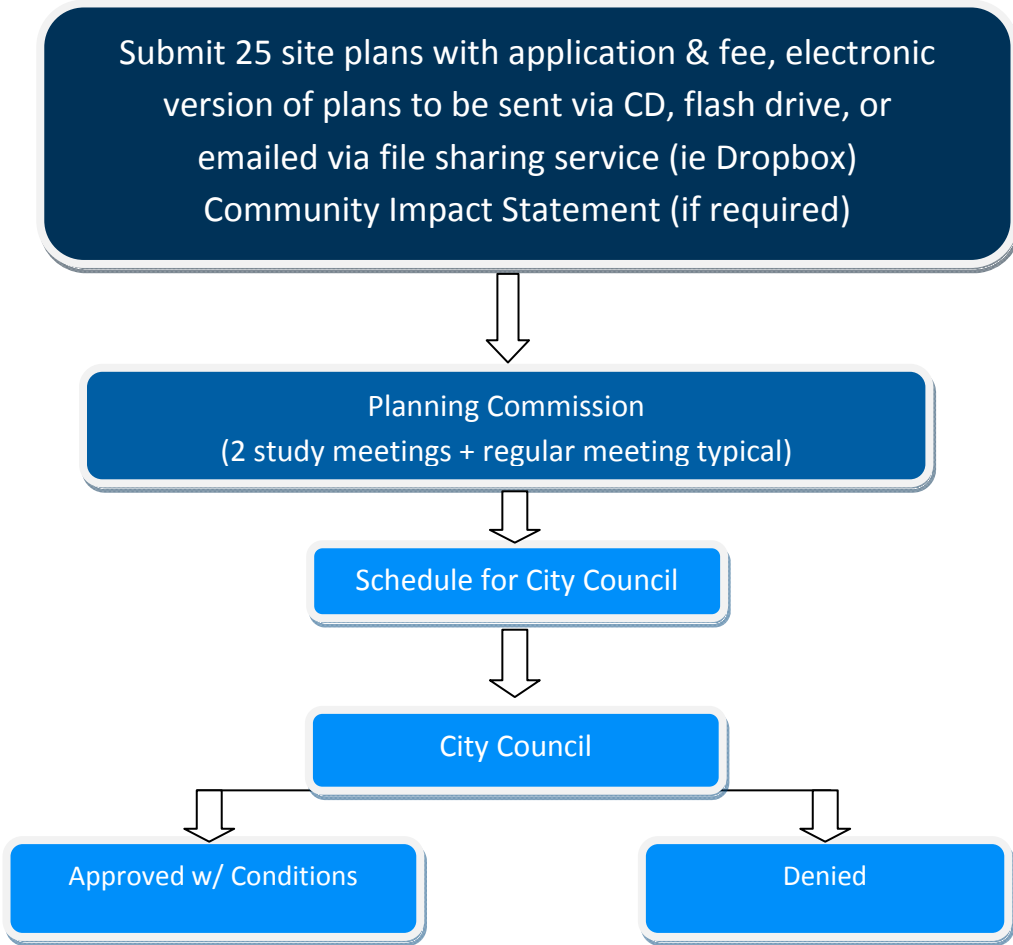
MONTH 1

MONTH 2

MONTH 3-4



←-----Goal: Reduce to 30-40 days----->



**PLANNING DEPARTMENT REVIEW FEE SCHEDULE**  
**5/30/19**

Pursuant to the Provisions of Chapter 45, Zoning, of the Code of the City of Southfield, Article 4, Section 5.44, the Council of the City of Southfield has prescribed that the following fees be charged petitioners for amendments to the Zoning Ordinance and for review of site plans. These fees are necessary and reasonably related to the expense incurred in processing such zoning applications and site plans, and are to be paid at the time of submittal of the following applications and site plans.

|   |  |
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| Application Fee<br>Required City-wide for all permit and application types  | \$40   |
| Non-Residential Fence Permit Fee (when not part of a site plan)   | \$50   |
| Commercial zoning review fee when not part of a site plan (i.e. zoning compliance letters, site plan extensions, Consent Judgment amendments, etc.) | \$100  |
| Rezoning Requests   | \$1,000 + \$40 for each acre over one (1)  |
| Overlay Development District or Residential Unit Development District (ODD/RUDD) Requests   | \$2,400 + \$40 for each acre over one (1)  |
| Special Use Requests  | \$600  |
| Vacation Requests   | \$1,000  |
| Subdivision Plat Review   | \$1,000 + \$10 for each lot  |
| Items withdrawn by Petitioners  | 25% of original filing fee   |
| Site Maintenance Agreement  | Prevailing Oakland County Recording Fee Costs (current costs are \$14 for first page and \$3 for each additional page) |
| <b>Site Plans Reviewed by Council:</b>  |  |
| Single Family Residential<br>(R-A, R-1, R-2, R-3, R-4, R-E)<br>- Cluster Option<br>- Nonresidential Uses  | \$1,000 + \$5 per dwelling unit<br>\$1,000 + \$5 for each 1,000 sq.ft. of gross building area                          |
| Mobile Home Park (RMH)  | \$1,000 + \$5 per each mobile home   |
| Multiple Family<br>(R-T, RM, RMM, RMU)  | \$1,000 + \$10 for each proposed unit  |

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|---|--|
| Office-Service (O-S)  | \$1,000 + \$5 for each 1,000 sq.ft. of gross building area   |
| Education-Research-Office-Limited (ERO-M) and Education-Research-Office (ERO)   | \$1,000 + \$5 for each 1,000 sq.ft. of gross building area   |
| Regional Center (RC)  | \$1,000 + \$10 for each proposed unit and/or \$5 for each 1,000 sq. ft. of gross building area of office or retail space |
| Neighborhood Business (B-1)   | \$1,000 + \$5 for each 1,000 sq.ft. of gross building area   |
| Planned Business (B-2)  | \$1,000 + \$5 for each 1,000 sq.ft. of gross building area   |
| General Business (B-3)  | \$1,000 + \$5 for each 1,000 sq.ft. of gross building area   |
| Neighborhood Shopping (NS)  | \$1,000 + \$5 for each 1,000 sq.ft. of gross building area   |
| Regional Shopping (RS)  | \$1,000 + \$5 for each 1,000 sq.ft. of gross building area   |
| <b>Site Plans Reviewed Administratively:</b>  |  |
| Television-Radio-Office-Studio (TV-R)   | \$750 + \$5 for each 1,000 sq.ft. of gross building area   |
| Industrial, Vehicular Parking (I-1, I-L, P)   | \$750 + \$5 for each 1,000 sq.ft. of gross building area   |
| Amendments to previously approved site plans (all districts) EXCEPT ITEMS LISTED SEPARATELY BELOW   | \$750 + \$5 for each 1,000 sq.ft. of gross building area or \$10 for each proposed unit                                  |
| AMENDMENTS TO PREVIOUSLY APPROVED SITE PLANS (ALL DISTRICTS) SUCH AS: DUMPSTER ENCLOSURES, GENERATORS, MINOR PARKING STRIPING REVISIONS, & RAMPS. | \$250  |
| <b>Wetland Review Fees for Site Plan</b>  |  |
| Administrative Review<br>City Council Review  | \$750 (\$175 permit; \$575 escrow)<br>\$1,575 (\$575 permit; \$1,000 escrow)   |

Revised 5/30/19

## COMMUNITY IMPACT STATEMENT TABLE

In accordance with the provisions of Section 5.51 of the Zoning Ordinance which states that a community impact statement shall be submitted when:

- a. A request for rezoning or site plan approval is submitted, whichever shall occur first, for parcels having an area of ten (10) acres or greater, or
- b. A development of one hundred and fifty thousand (150,000) square feet of gross floor area or more is submitted for site plan review, or
- c. A development of two hundred (200) dwelling units or more is submitted for site plan review, or
- d. When three (3) or more points are accumulated from the following table: (Check if conditions exist)

| Conditions  | Point Value | Points Applied |
|---|-------------|----------------|
| Displacement of community residents   | 1 point     |                |
| Natural features in the project area which are unique to the area. (e.g. streams, lakes, soils, etc.)   | 1 point     |                |
| Area serves as a habitat, food source, nesting place, etc., for wildlife as determined by the City of Southfield Department of Parks and Recreation.  | 1 point     |                |
| <i>The site involves</i> land designated as floodplain  | 1 point     |                |
| The site is considered a woodlot (a minimum of twenty (20%) percent of the site consisting of a well stocked stand of trees with a majority having a three (3") inch caliper or greater) and/or a wetland (poorly drained lands that are generally or intermittently covered with water which, by nature of its surface and/or subsurface soil characteristics, either contribute to the replenishment of subsurface water supply, or are self- contained water resources, including marshes, swamps and bogs). | 1 point     |                |
| The property is located on other than a major thoroughfare  | 1 point     |                |
| The site has slopes or grades of twenty-five (25%) percent or greater.  | 1 point     |                |
| The development of the property will necessitate the widening of adjacent thoroughfares.  | 1 point     |                |
| The development of the property will necessitate the extension of the following public utilities to adequately serve it:  |             |                |
| Storm Sewer   | 1 point     |                |
| Sanitary Sewer  | 1 point     |                |
| Water Main  | 1 point     |                |
| Roadway related carbon monoxide concentration exceeding Federal standard of 10 mg. per cubic meter for an eight (8) hour period   | 1 point     |                |
| <b>Total Points Applied</b>   |             |                |