

CITY OF SOUTHFIELD SPECIAL USE APPLICATION

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

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. Name of the Proposed Development: _____
2. Description of the Subject Property: _____
 Address: _____
 Nearest Cross Streets: _____
 Acreage: _____
3. Gross Building Area (G.B.A.) this project: _____ Total G.B.A on site _____
4. Zoning classification of the subject property: _____.
5. Description of proposed use/scope of work (please list all proposed changes to the property):

 _____.
6. Value of development: \$ _____ ; New FTE Jobs _____

7. APPLICANT INFORMATION	8. PROPERTY OWNER INFORMATION
Company _____	Company _____
Name _____	Name _____
Address _____	Address _____
City _____ State _____ Zip _____	City _____ State _____ Zip _____
Email _____	Email _____
Phone _____	Phone _____

9. Applicant's interest in the property (if other than owner) _____
10. Signature of Applicant _____ Date _____
11. Signature of Property Owner _____ Date _____

Supplemental Forms:

- Site Plan Application Packet
- Medical Marihuana Submittal Checklist
- Daycare Submittal Checklist
- Public Art Information Handout

LETTER OF UNDERSTANDING

It is understood by the undersigned that submission of application(s) and required fee(s) for zoning amendment, special land use and/or site plan is not a guarantee that the request(s) will be granted. The application(s) will be subject to the completion of required submission elements, review standards, reasonable responses to Department requests, Zoning Ordinance requirements, satisfaction of conditions of approval, and any other applicable Federal, State or local laws.

It is further understood that any review fee(s) deposited with the City of Southfield are not refundable unless otherwise directed by the City Planner, or their representative.

Note that separate approvals from the Building and Engineering Department, as well as, additional licensing approvals, if applicable, may be required.

Petitioner _____ Date _____

Owner _____ Date _____

NOTARY PUBLIC: Please provide the name of the state and county in which this document was signed and all other information required below.

STATE OF _____)
COUNTY OF _____) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____,

by _____.
*[type or print name(s) of property owner(s)]

Notary Public _____
_____ County, State of _____
My Commission expires: _____

Current City of Southfield Special Use Application Process

MONTH 1

MONTH 2

MONTH 3-4

MONTH 5+



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

←-----Goal: Seek variance prior to Council Meeting----->

Submit 10 site plans with application & fee
(If associated with site plan review request, submit app and fee only), electronic version of plans to be sent via CD, flash drive, or emailed via file sharing service (ie Dropbox)

City Team Review

1. Planning
2. Landscaping
3. Traffic Engineering
4. Building Engineering
5. Design Engineering
6. Fire Prevention
7. Crime Prevention

Re-submit (5) full-size & (5) 11"x17" sets If not associated with site plan

Planning Commission
(2 study meetings + regular meeting typical)

Schedule for City Council

Re-submit (10) full-size & (6) 11"x17" sets If not associated with site plan & electronic version of plans to be sent via CD, flash drive, or emailed via file sharing service (ie Dropbox)

City Council

Approved w/ Conditions

Denied

ZBA (if applicable)

Comply with all conditions of special use approval

Obtain Building Permits and/or Engineering Approvals

Site Inspections

Temp or Final Certificate of Occupancy

PLANNING DEPARTMENT REVIEW FEE SCHEDULE
9/23/19

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.

Application Fee 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
Buffer Uses: Alternative Financial Services; Crematoriums; Homeless Shelters; Medical Marihuana Facilities; Oil & Gas; Pawn Shops; Sexually Oriented Businesses; Smoking Lounges; Soup Kitchens	\$250 for first hour per pre-application meeting; then \$50 per ¼ hour after the first hour \$1,000 per review in addition to Special Use, Site Plan/Admin Site Plan and/or applicable fees below
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)

Site Plans Reviewed by Council:	
Single Family Residential (R-A, R-1, R-2, R-3, R-4, R-E) - Cluster Option - Nonresidential Uses	\$1,000 + \$5 per dwelling unit \$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 (R-T, RM, RMM, RMU)	\$1,000 + \$10 for each proposed unit
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
Site Plans Reviewed Administratively:	
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
Wetland Review Fees for Site Plan	
Administrative Review City Council Review	\$750 (\$175 permit; \$575 escrow) \$1,575 (\$575 permit; \$1,000 escrow)

Revised 9/23/19