

CITY OF LUDINGTON
Department of Building & Zoning
400 S Harrison, Ludington, MI 49431
Phone: (231) 843-2956 FAX: (231) 845-1146

APPLICATION FOR PLANNING COMMISSION PUBLIC HEARING:

Meeting Date: _____

- ____ Special Land Use
- ____ Expansion of a Non-Conformance
- ____ Rezoning
- ____ Text Change
- ____ PUD
- ____ Other: _____

Address: _____

or

Area Description: _____

Applicant's Name: _____

Owner Name: _____

Applicant's Address: _____

Owner Address: _____

Phone No. _____

Phone No. _____

REASONS FOR REQUEST: _____

ZONING ADMINISTRATOR'S COMMENTS: _____

Applicant's Signature

Date: _____

Zoning Administrator's Signature

Date: _____

Legal Description of parcel: _____

Present Zoning: _____ Proposed Zoning: _____
Adjacent Zoning: _____
Adjacent Land Uses: _____

PROPOSED DEVELOPMENT: _____

APPLICATION MUST BE FILED WITH THE BUILDING DEPARTMENT AT LEAST EIGHTEEN DAYS BEFORE MEETING DATE SO ALL PROPER NOTIFICATIONS CAN BE MADE OF PUBLIC HEARING.

NOTE: *(for Special Land Use Requests)* ALL APPLICANTS ARE REQUIRED TO SHOW IN WRITING HOW THE STANDARDS LISTED BELOW WILL RELATE TO THEIR PROJECT.

Section 900.2:6 Standards. No Special Land Use shall be approved by the Planning Commission unless the commission finds:

- (1) That the establishment, maintenance, or operation of the special land use will not be detrimental to or endanger the public health, safety, or general welfare.
- (2) That the special land use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor shall it substantially diminish and impair property values in the neighborhood.
- (3) That the establishment of the special land use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (4) That adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.
- (5) That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
- (6) That the special land use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in CHAPTER IV.

REQUIREMENTS:

- (1) Up to two copies of the proposed site plan shall be filed with the application and shall include as a minimum the following:

(a) The plan shall be drawn to a scale of not greater than one inch equals 20 feet for a development of not more than three acres and a scale of not less than one inch equals 100 feet for a development in excess of three acres.

(b) The plan shall show an appropriate descriptive legend, north arrow, scale, date of preparation, and name and address of the individual or firm preparing the same.

(c) The property shall be identified by lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property.

(d) The topography of the site with at least two-foot contour intervals and all natural features such as wood lots, streams, rivers, lakes, wetlands, unstable soils and similar features shall be shown.

(e) Existing man-made features upon the site and within 100 feet of the site shall be indicated.

(f) The location, proposed finish floor and grade line elevations, size of proposed main and accessory buildings, the relationship of buildings to one another and to any existing structures on the site, the height of all buildings and square footage of floor space therein shall be indicated. Site plans for multi-family residential development shall also include a density schedule showing the number of dwelling units per acre, including a dwelling schedule showing the unit type and number of each such unit.

(g) All proposed and existing streets, driveways, sidewalks, and other vehicle or pedestrian circulation features upon and adjacent to the site shall be shown, together with the location, size, and number of parking spaces in off-street parking areas, service lanes thereto, and service parking and delivery or loading areas.

(h) The location, use, and size of open spaces together with landscaping, screening, fences, walls, and proposed alterations of topography or other natural features shall be indicated.

(i) The proposed operations on the site shall be described in sufficient detail to indicate the effect, if any, upon adjoining lands and their occupants, together with any special features which are proposed to relieve any adverse effects to adjoining lands and their occupants. Any potential demands for future community services will also be described, together with any special features which will assist in satisfying such demands.

(j) Any earth-change plans required by state law, shall also be submitted with the application.

(k) On-site lighting, surface water drainage for the site, and proposed sanitary sewage disposal and water supply shall be included in the plans.

(l) Such other information as may be determined to be necessary by the Site Plan Review Committee because of any peculiar features of the proposed development.

(2) The Site Plan review Committee may waive any of the requirements in subsection (1) when, in the opinion of the Site Plan Review Committee, such requirement(s) will not be a significant factor(s) in the Site Plan Review process for that particular use.