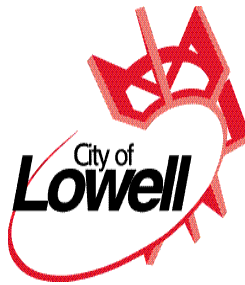


Request Number: _____

Filing Fee: _____



301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
Fax (616) 897-4085

APPLICATION FOR SITE PLAN REVIEW / SPECIAL LAND USE

- All drawings must be sealed by an architect, engineer or surveyor unless waived by the Zoning Administrator.
- 15 copies of the site plan must be submitted to the City Manager's office no later than four weeks before the Planning Commission meeting to allow adequate staff review.
- The Planning Commission meets the fourth Monday of the month at 7:00 p.m. where plans are approved, rejected or modified.
- Preliminary plans may be presented for Planning Commission comment, but no final approval is given until all required conditions are met.
- After approval, public works and building permits must be secured before construction may commence.

1. Street Address and/or Location of Request: _____

2. Parcel Identification Number (Tax I.D. No.): #41-20-_____

3. Applicant's Name: _____ Phone Number _____

Address: _____
Street City State Zip

Fax Number _____ Email Address _____

4. Are You: Property Owner Owner's Agent Contract Purchaser Option Holder

5. Applicant is being represented by: _____ Phone Number _____

Address: _____

6. Present Zoning of Parcel _____ Present Use of Parcel _____

7. Description of proposed development (attach additional materials if needed):

The facts presented above are true and correct to the best of my knowledge.

Signature: _____ Date: _____

Type or Print Your Name Here: _____

Property Owner Approval: As owner I hereby authorize the submittal of this application and agree to abide by any decision made in response to it.

Owner

Date

The following 16 points make up the **CHECKLIST** of required information needed on the drawing for final plan approval (unless specifically waived by the Planning Commission). Please go over this **CHECKLIST** with the City Manager and Zoning Administrator before presenting to the Planning Commission.

- | | |
|---|--|
| <p>1. Date, north arrow and scale (not more than 1" = 100', supplementary site plans at a 1" = 50' or larger scale are encouraged)</p> | <p>INITIAL
_____</p> |
| <p>2. A city locational sketch</p> | <p>_____</p> |
| <p>3. Legal description and City address of the subject property</p> | <p>_____</p> |
| <p>4. The size in acres or square feet of the subject property</p> | <p>_____</p> |
| <p>5. All lot and/or property lines with dimensions, including building setback lines</p> | <p>_____</p> |
| <p>6. The location of all existing structures within one hundred (100) feet of the subject property's boundary</p> | <p>_____</p> |
| <p>7. The location and dimensions of all existing and proposed structures on the subject property</p> | <p>_____</p> |
| <p>8. The location and dimensions of all existing and proposed:</p> <ul style="list-style-type: none"> ▪ Drives ▪ curb openings (NOTE: all new openings onto M-21 (Main Street) must receive State Transportation Department approval) ▪ sidewalks ▪ exterior lighting ▪ curbing ▪ parking areas (include and delineate the total number of parking spaces showing dimensions of a typical space) ▪ unloading areas ▪ recreation areas ▪ common use areas ▪ areas to be conveyed for public use and purpose | <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> |
| <p>9. The location, pavement width and right-of-way width of abutting roads, alleys or easements</p> | <p>_____</p> |
| <p>10. The existing zoning of all properties abutting the subject project</p> | <p>_____</p> |
| <p>11. The location of all existing and proposed:</p> <ul style="list-style-type: none"> ▪ landscaping and vegetation ▪ location, height and type of existing and proposed fences and walls | <p>_____</p> <p>_____</p> |
| <p>12. Proposed cost estimates of all site improvements</p> | <p>_____</p> |
| <p>13. Size and location of existing and proposed hydrants and utilities including proposed connections to public sewer or water supply systems</p> | <p>_____</p> |
| <p>14. The location and size of septic and drain fields</p> | <p>_____</p> |
| <p>15. Contour intervals shown at five (5) foot intervals</p> | <p>_____</p> |
| <p>16. FOR RESIDENTIAL DEVELOPMENT, the following information is required (affixed to the drawing):</p> <ul style="list-style-type: none"> ▪ Net developable area, in acres or in square feet, defined as all areas that could be developed subtracted by lands used or dedicated for existing easements and rights of way ▪ the number of dwelling units proposed (by type), including typical floor plans for each type of dwelling ▪ the number and location of efficiency and one or more bedroom units ▪ typical elevation views of the front, side and rear of each type of building ▪ Dwelling unit density of the site (total number of dwellings / net developable area) | <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> |

Section 17.03 of the City of Lowell Zoning Ordinance specifies that to approve a special land use, the Planning Commission must find that the request meets the following standards. Please describe how the proposed project would meet each standard.

A. Each application shall be reviewed for the purpose of determining that the proposed special land use meets the following standards and, in addition, that each use of the proposed site will:

1. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed;

2. Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities;

3. Not create excessive additional requirements at public cost for public facilities and services; and

4. Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

Section 17.04 of the City of Lowell Zoning Ordinance lists specific standards pertaining to special land uses that must be met. Please respond to those standards below as it pertains to the proposed project, describing how the standards would be met by this proposal:
