

REZONING CHECKLIST

Applicant Name

Address

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TO
ME

APPLICATION COMPLETE

- ☐ A completed and signed copy of the Rezoning application w/fee
- ☐ Ten copies of a completed site plan

GENERAL STANDARDS FOR APPROVAL OF REZONINGS

STANDARDS		Does Site Meet Requirements		
		Yes	No	N/A
Consistency with the goals, policies and future land use map of the Metamora Township Master Plan including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area.				
COMMENTS/FINDINGS OF FACT:				
Applicants Comments:	Zoning Administrators Comments:	Planning Commission Comments:		
Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district				
COMMENTS/FINDINGS OF FACT:				
Applicants Comments:	Zoning Administrators Comments:	Planning Commission Comments:		
The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.				
COMMENTS/FINDINGS OF FACT:				
Applicants Comments:	Zoning Administrators Comments:	Planning Commission Comments:		

GENERAL STANDARDS FOR APPROVAL OF REZONINGS

STANDARDS		Does Site Meet Requirements		
		Yes	No	N/A
The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.				
COMMENTS/FINDINGS OF FACT:				
Applicants Comments:	Zoning Administrators Comments:	Planning Commission Comments:		
The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.				
COMMENTS/FINDINGS OF FACT:				
Applicants Comments:	Zoning Administrators Comments:	Planning Commission Comments:		
The boundaries of the requested rezoning district are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.				
COMMENTS/FINDINGS OF FACT:				
Applicants Comments:	Zoning Administrators Comments:	Planning Commission Comments:		
If a rezoning is appropriate, the requested zoning district considered to be more appropriate from the township's perspective than another zoning district.				
COMMENTS/FINDINGS OF FACT:				
Applicants Comments:	Zoning Administrators Comments:	Planning Commission Comments:		
The requested rezoning will not create an isolated and unplanned spot zone.				
COMMENTS/FINDINGS OF FACT:				
Applicants Comments:	Zoning Administrators Comments:	Planning Commission Comments:		

GENERAL STANDARDS FOR APPROVAL OF REZONINGS

STANDARDS		Does Site Meet Requirements		
		Yes	No	N/A
An offer of 'conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.				
COMMENTS/FINDINGS OF FACT:				
Applicants Comments:	Zoning Administrators Comments:	Planning Commission Comments:		
Other factors deemed appropriate by the Planning Commission and Township Board.				
COMMENTS/FINDINGS OF FACT:				
Applicants Comments:	Zoning Administrators Comments:	Planning Commission Comments:		