

PETITION TO REZONE IN WEXFORD COUNTY, MICHIGAN

Wexford County Planning Commission
401 N. Lake Street
Cadillac, Michigan 49601
(231) 779-9465

YOU MUST ALSO INCLUDE A \$400.00 PROCESSING FEE AND MAP OF THE AREA TO BE REZONED WITH YOUR COMPLETED APPLICATION. Please make check payable to the "Wexford County Building Department".

(Please answer ALL of the following questions. You may attach pages as necessary.)

- A. Applicant name, telephone number, and address (if you are not the property owner, please include signed authorization to act as agent).

- B. Property owner's name and address (if different from applicant).

- C. Legal description and map of property proposed for rezoning (attach on separate page, if necessary).

- D. Common Description (address) of property.

- E. Current zoning and use of property:

- F. Proposed zoning of property:

- G. Is this rezoning consistent with the County Master Plan? Explain Why.

- H. Reason for zoning change request.

THE ATTACHED PAGE CONTAINS QUESTIONS SIMILAR TO THOSE THE PLANNING COMMISSION WILL CONSIDER WHEN DELIBERATING YOUR REQUEST. THIS INFORMATION MAY BE HELPFUL TO YOU IN PREPARING FOR YOUR HEARING.

CONSIDERATIONS FOR REZONING

1. Can property reasonably be used for any permitted use under its present zoning classification? (Answer should be no).
2. Is the proposed use compatible with other uses in the zoning district? (Answer must be yes).
3. Would it be more appropriate to amend the zoning ordinance to add the proposed use to the existing district, either as permitted or special approval use? (Answer must be no).
4. Is the location proposed appropriate for the range of uses permitted in the zone requested? (Answer must be yes).
5. Would rezoning be consistent with other zones, land uses, or trends in development for that area? (Answer must be yes).
6. Are uses in the proposed zone equally or better suited to the area than the current uses? (Answer must be yes).
7. Is the proposed rezoning consistent with both the policies and the uses proposed to that area in the Master Plan? (Answer should be yes).
8. Does the request constitute spot zoning? (Answer should be no).
9. Can the proposed development be adequately served by public utilities and services? (Answer must be yes).
10. Will the proposed zoning create a greater negative impact on the surrounding area than the uses permitted under the current zoning? (Answer must be no).
11. Is there any vacant land in the county already zoned for this use? (Answer should be no).

*****REMEMBER!*****

When considering rezoning property, the intended land use of the applicant is NOT an issue. The planning commission must determine the possible effect of EACH of the uses permitted in the proposed zone.

The current Zoning Ordinance and Master Plan for Wexford County may be found on the web at <http://www.wexfordcounty.org/Services/BuildingZoning/tabid/4265/Default.aspx>