



**City of Bloomfield Hills**  
 45 E. Long Lake Road  
 Bloomfield Hills, Michigan 48304-2322  
 Phone (248) 644-1520 Fax (248)644-4813  
[www.bloomfieldhillsmi.net](http://www.bloomfieldhillsmi.net)

**Planning Commission**

## Rezoning, Zoning Ordinance & Master Plan Amendment Application

### 1. Identification

**Project Name** \_\_\_\_\_  
**Applicant Name** \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/State/Zip \_\_\_\_\_  
 Phone (\_\_\_\_) \_\_\_\_\_ Fax (\_\_\_\_) \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Interest in the Property (e.g. fee simple, land option, etc.) \_\_\_\_\_

**Property Owner** (if other than applicant) \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/State/Zip \_\_\_\_\_  
 Phone (\_\_\_\_) \_\_\_\_\_ Fax (\_\_\_\_) \_\_\_\_\_  
 Email Address \_\_\_\_\_

### 2. Property Information

Property Street Address \_\_\_\_\_  
 Permanent Parcel Number \_\_\_\_\_  
 Legal Description of Property  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Zoning District \_\_\_\_\_  
 Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_  
 Current Use(s) \_\_\_\_\_  
 Zoning District of Adjacent Properties to the:  
 North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_



**City of Bloomfield Hills**

45 E. Long Lake Road Bloomfield Hills, Michigan 48304-2322 Phone (248) 644-1520 Fax (248) 644-4813 [www.bloomfeildhillsmi.net](http://www.bloomfeildhillsmi.net)

**3. Information Required.** The applicant must submit the following maps and documents with the application:

**Rezoning (Amendment to the Official Zoning Map)**

- The existing and proposed zoning district designation of the subject property.
- A site analysis site plan illustrating existing conditions on the site and adjacent properties; such as woodlands, wetlands, soil conditions, steep slopes, drainage patterns, views, existing buildings, any sight distance limitations and relationship to other developed sites and access points in the vicinity of the property.
- A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers, access spacing, any requested service drives and other site design factors.
- A written environmental assessment describing site features and anticipated impacts created by the host of uses permitted in the requested zoning districts.
- A traffic impact analysis should be provided if any use permitted in the requested zoning district could generate 100 or more peak hour directional trips, or 1,000 or more vehicle trips per day; the traffic study should contrast the daily and peak hour trip generation rates for representative use in the current and requested zoning district; the determination of representative uses shall be made by the Planning Commission with input from City staff and consultants.
- The site must be staked to clearly indicate the location of the requested rezoning. Flagged stakes shall be placed at each parcel corner.

**Zoning Ordinance or Master Plan Amendment**

In the case of an amendment to the Zoning Ordinance or Master Plan, other than an amendment to the official zoning map, a general description of the purpose and intent of the proposed amendment shall accompany this form.

**4. Rezoning Criteria.** The applicant must provide written responses to demonstrate how the proposed zoning designation will meet the following criteria in the areas provided or on a separate sheet:

- a. Consistency with the goals, policies, and Future Land Use Map of the City of Bloomfield Hills Master Plan, including any sub-area or corridor studies. If conditions have changed since the Plan was adopted, the consistency with recent developments trend in the area:

---

---

---



**City of Bloomfield Hills**

45 E. Long Lake Road Bloomfield Hills, Michigan 48304-2322 Phone (248) 644-1520 Fax (248) 644-4813 www.bloomfeildhillsmi.net

- b. Compatibility of the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district:

---

---

---

---

- c. The compatibility of all the potential uses allowed in the requested 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:

---

---

---

---

- d. The capacity of City infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of the City:

---

---

---

---

- e. The apparent demand for the types of uses permitted in the requested district in the City in relation to the amount of land in the City currently zoned to accommodate the demand:

---

---

---

---

- f. Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or amending the list of permitted or special land uses within a district:

---

---

---

---



**City of Bloomfield Hills**

45 E. Long Lake Road Bloomfield Hills, Michigan 48304-2322 Phone (248) 644-1520 Fax (248) 644-4813 [www.bloomfeildhillsmi.net](http://www.bloomfeildhillsmi.net)

**5. Application Procedure.** The completed application, with all elements to be turned in to the City Clerk to commence the review process, shall include all of the following information:

**NOTE: Partial sets will not be accepted for submittal.**

- Application Form and Fees.** A completed application form and an application fee are required with the initial submittal. (Application Fee - \$500.00, Basic Escrow Deposit - \$750.00. Escrow is subject to increase depending on complexity of the project.)
- Proof of Ownership.** Current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land, i.e., copy of deed. (A copy of the tax bill is **not** sufficient proof of ownership.)
- Copies.** If a site analysis plan is submitted as part of the application, as required for rezonings, at the time of initial submittal four (4) folded copies of Plans that comply with the above criteria to the City Clerk twenty-one (21) days prior to the Planning Commission meeting. At the time of final submittal, fifteen (15) sets of 11" x 17" plans are required.

I, \_\_\_\_\_ (applicant),  
do hereby swear that the information given herein is true and correct.

Signature of Applicant	Date	Printed Name of Applicant
Signature of Property Owner (if different)	Date	Printed Name of Property Owner (if different)

I, \_\_\_\_\_ (property owner), hereby give permission for City of Bloomfield Hills officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

FOR CITY USE ONLY: Application No. \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Received By: \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_