



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

Planning Commission

Natural Features 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 _____



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4. Type of Request. Please check the type of request you are applying for. If you are uncertain which request you are applying for, contact the City’s Planning Consultant.

	Request Type (place a checkmark by all applicable requests)	Complete Additional Application Section
	Wetlands Preservation	5.
	Natural Features Setback	6.
	Floodplain Regulations	7.

Please describe your request, in general:

5. Wetlands Preservation. The completed submittal for the development of a property within a regulated wetland shall be in accordance with the following information:

- a. **Defined.** A wetland is a land characterized by the presence of water or a frequency and duration sufficient to support and that under normal circumstances does support wetland vegetation or aquatic life and is commonly referred to as a bog, swamp or marsh. A wetland must be 2 acres, or more, in size, including the area of any contiguous inland lake, pond, river or stream. If the land area is less than 2 acres in size, it may nonetheless be considered a wetland if it is determined that the protection of the area is essential to the preservation of the natural resources of the state from pollution, impairment, or destruction and the owner of the property has been so notified.



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- b. **Applicability.** All activity within a wetland must comply with Chapter 25 Wetlands Preservation of the City of Bloomfield Hills Code of Ordinances.
- c. **Permit.** An application for a City permit must be completed in accordance with Chapter 25 Wetlands Preservation of the City of Bloomfield Hills Code of Ordinances. A site plan must be submitted as part of the permit. Issuance of a City permit shall not relieve a property owner from obtaining a permit from the Michigan Department of Environmental Quality and/or from the Army Corps of Engineers or other agency, if required.
- d. **Review Criteria.** In arriving at a determination with respect to the issuance of a permit under this chapter, the city manager or the city manager's and/or the wetlands commission shall take into consideration at least the following standards and criteria:
 1. A permit shall be issued only if the proposed project or activity is clearly in the public interest, and is otherwise lawful in all respects.
 2. In determining whether the activity is in the public interest, the benefit which would reasonably be expected to accrue from the proposal shall be balanced against the reasonably foreseeable detriments of the activity, taking into consideration the local, state and national concern for the protection and preservation of natural resources from pollution, impairment and/or destruction. If, as a result of such a balancing, there remains a debatable question whether the proposed project and/or activity is clearly in the public interest, a permit shall not be issued. The following general criteria shall be applied in undertaking this balancing test:
 - (a) The relative extent of the public and private need for the proposed activity.
 - (b) The availability of feasible and prudent alternative locations and methods to accomplish the expected benefits from the activity.
 - (c) The extent and permanence of the beneficial or detrimental effects which the proposed activity may have on the public and private use to which the area is suited, including the benefits the wetland provides.
 - (d) The probable impact of the proposal in relation to the cumulative effect created by other existing and anticipated activities in the watershed.
 - (e) The probable impact on recognized historic, cultural, scenic, ecological, or recreational values and on the public health or fish or wildlife.
 - (f) The size and quality of the wetland being considered.
 - (g) The amount and quality of remaining wetland in the area.
 - (h) Proximity to any waterway.
 - (i) Economic value, both public and private, of the proposed land change to the general area.
 - (j) The necessity for the proposed project.
 3. A permit shall not be issued unless it is shown that:
 - (a) An unreasonable disruption of aquatic resources will not result;
 - (b) The proposed activity is primarily dependent upon being located in the wetland; and
 - (c) A feasible and prudent alternative does not exist.
 4. The manner in which the activity is proposed to be undertaken will result in the minimum negative impact upon the wetland and attendant natural resources under all of the circumstances.



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- 6. Natural Features Setback.** The completed submittal for the development of a property with natural features shall be in accordance with the following information:
- a. **Defined.** The natural feature setback shall be an area or feature with boundaries and limitations determined in accordance with the standards and provisions in this section in relation to respective types of natural features (a wetland as defined in the city wetlands ordinance, and shall mean a watercourse, including a lake, pond, river, stream, or creek).
 - b. **Applicability.** The natural features setback applies during the review of plans submitted for authorization to develop property or otherwise undertake an operation in or on, or adjacent to, a natural feature. All activity within the natural features setback must comply with Section 24-249 of the City of Bloomfield Hills Zoning Ordinance.
 - c. **Setbacks.** Unless otherwise determined by the City, a 25 foot setback is required from the boundary or edge of a wetland, or from the ordinary high water mark of a watercourse.
 - d. **Review Criteria.** The planning commission may permit construction or operations that are in the public interest within the natural features setback in accordance with the following criteria:
 1. The relative extent of the public and private need for the proposed activity.
 2. The availability of feasible and prudent alternative locations and methods to accomplish the expected benefits from the activity.
 3. The extent and permanence of the beneficial or detrimental effects which the proposed activity may have on the public and private use to which the area is suited, including the benefits the natural feature and/or natural feature setback provides.
 4. The probable impact of the proposed construction and/or operation in relation to the cumulative effect created by other existing and anticipated activities in the natural feature to be protected.
 5. The probable impact on recognized historic, cultural, scenic, ecological, or recreational values, and on fish, wildlife and the public health.
 6. The size and quantity of the natural feature setback being considered.
 7. The amount and quantity of the remaining natural feature setback.
 8. Proximity of the proposed construction and/or operation in relation to the natural feature, taking into consideration the degree of slope, general topography in the area, soil type and the nature of the natural feature to be protected.
 9. Economic value, both public and private, of the proposed construction and/or operation, and economic value, both public and private, if the proposed construction and/or operation were not permitted.
 10. The necessity for the proposed construction and/or operation.



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- 7. Floodplain Regulations.** The completed submittal for the development of a property within the floodplain shall be in accordance with the following information:
- a. **Defined.** A floodplain (*flood hazard area*) is land, which on the basis of available information, would be subject to inundation during a base flood event.
 - b. **Development Regulations.** There shall be no development permitted within a floodplain area unless in accordance with Chapter 7 Floodplain Regulations of the City of Bloomfield Hills Code of Ordinances. A site plan must be submitted as part of the application.
 - c. **Review Criteria.** The city commission approves applications for any development within a floodplain in accordance with Chapter 7 Floodplain Regulations of the City of Bloomfield Hills Code of Ordinances.



24-235 - Landscaped Open Space

All of the information below shall be provided and shown on the site plan, landscape plan, or be submitted as a separate sheet within the submittal package. All of the information below is required at the time of submittal for an application to be considered complete. Incomplete applications will not be accepted or reviewed. See the graphic on the following page for specific instructions on how the information must be displayed for the application to be considered complete.

Area (SF = square feet)	Existing SF	%	Change SF	Proposed SF	%
Total Lot area	0				100%
Impervious Surface*					
Home ₁		0.00%			0.00%
Driveway ₂		0.00%			0.00%
Patios ₃		0.00%			0.00%
Accessory buildings ₄		0.00%			0.00%
Accessory structures ₅		0.00%			0.00%
Other ₆		0.00%			0.00%
Total impervious		0.00%			0.00%
Exempt Areas*					
Driveway Allowance ₇					
Walkway allowance ₈					
Total exemption					
Total Landscaped Open Space*	0	100.00%	0.00%	0	100.00%

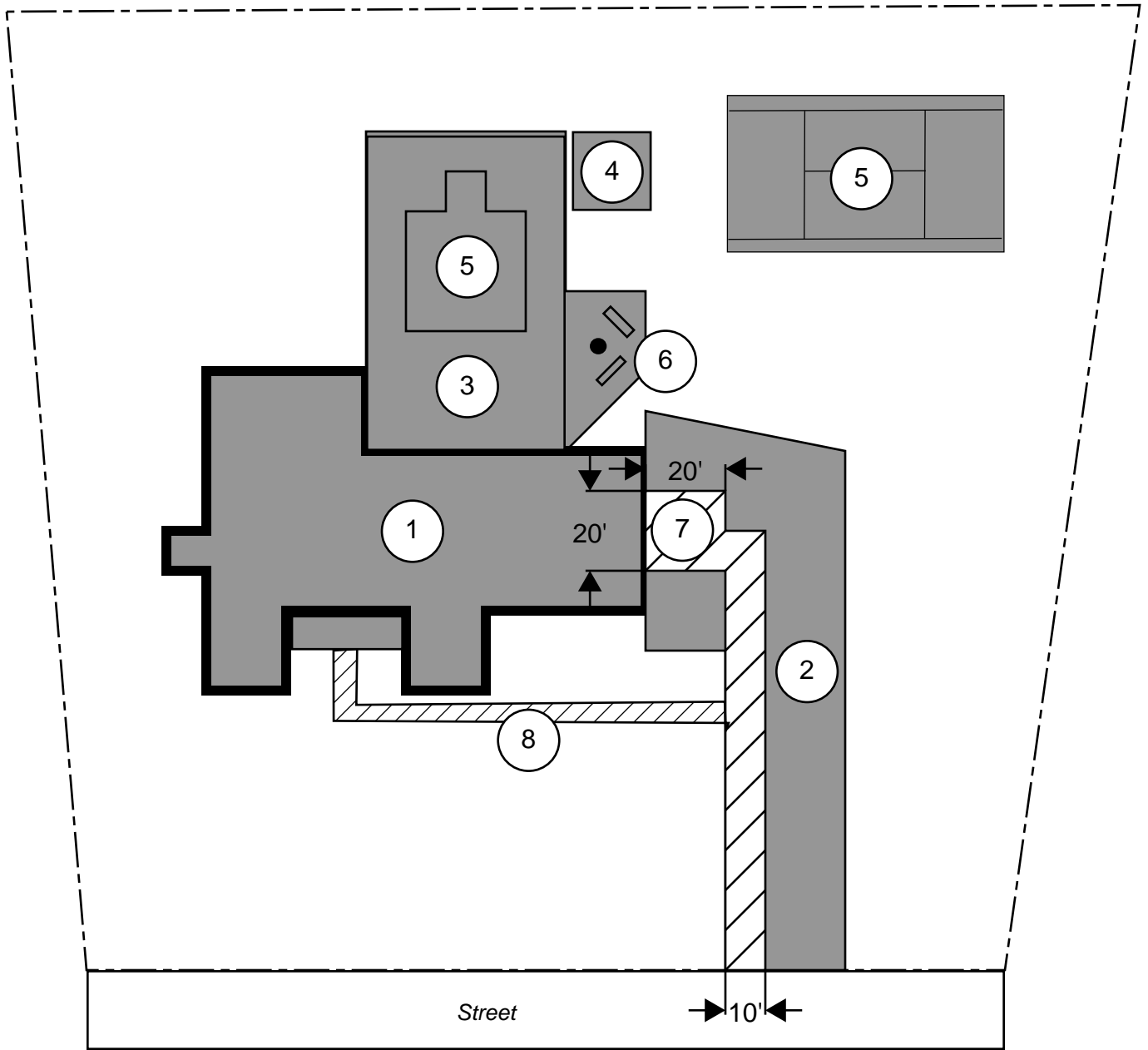
The open space diagram should contain the information below. Please refer to the next page for a sample diagram.

1. Includes home, covered porches and attached garages
2. Entire driveway area
3. All patio areas
4. All detached buildings such as sheds, garages and pool houses
5. All pools, sports courts, etc.
6. Any other impervious surfaces, such as fire pits
7. Permitted as a 10' wide path, the shortest distance from the ROW to the garage, with a 20' x 20' area in front of the garage (see graphic on back of page)
8. Includes only necessary sidewalks from driveways to the home, as determined by the City's building official or planning consultant
9. North arrow
10. Scale
11. Key
12. Page landscape open space plan is found on



Open Space Diagram

(not to scale)

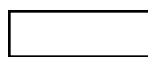
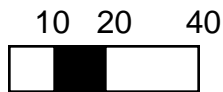
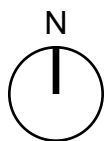


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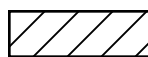
12



Open Space



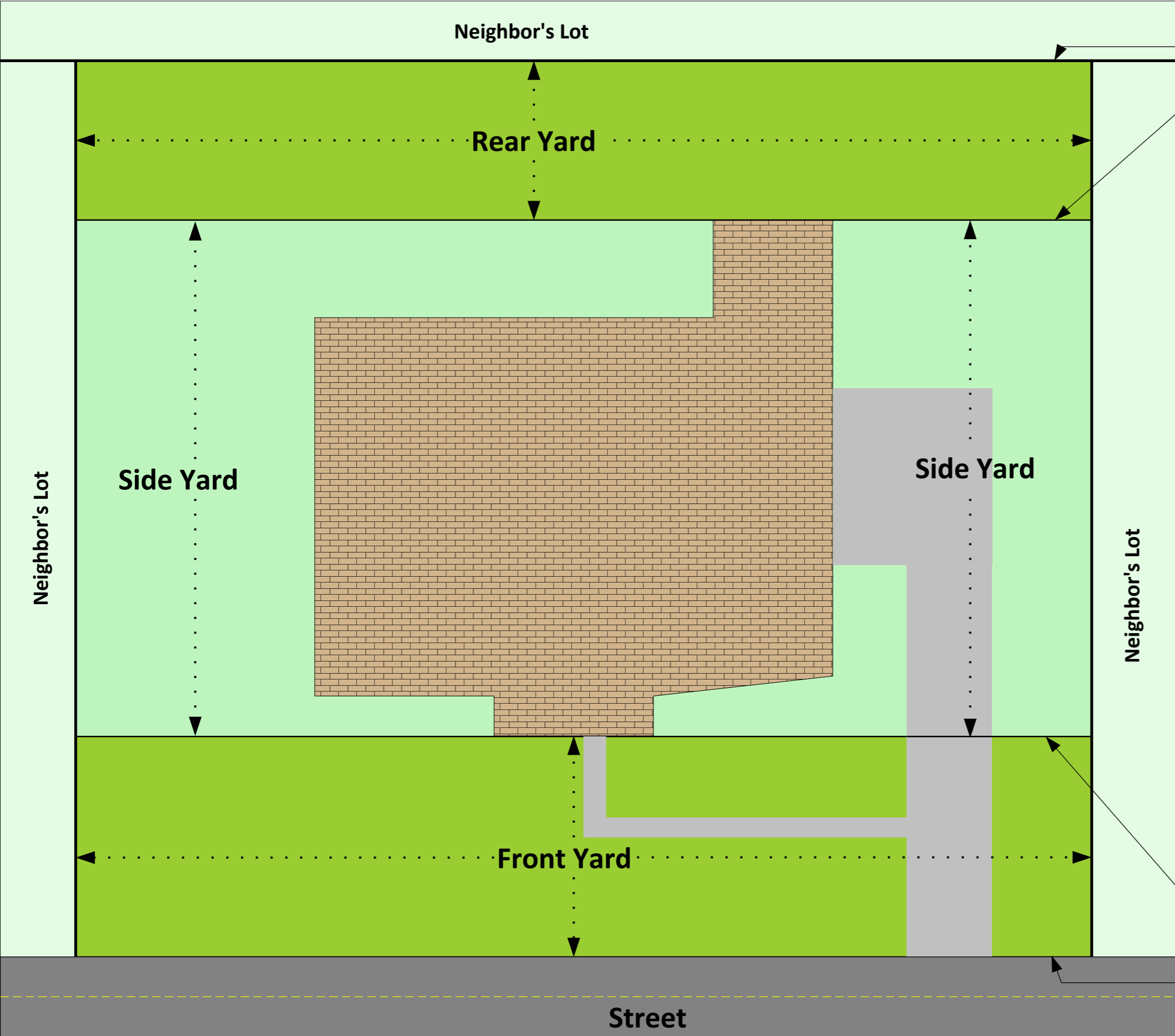
Impervious surface



Exempt areas

Please indicate what page the landscape open diagram can be found on:

Guide for Application of Section 24-3; Yards - Interior Lot



- Rear Lot Line
- Nearest point of main building to rear lot line

Yards shall mean the open spaces on the same lot with a main building unoccupied and unobstructed from the ground upward except as otherwise provided in this chapter, and as defined below:

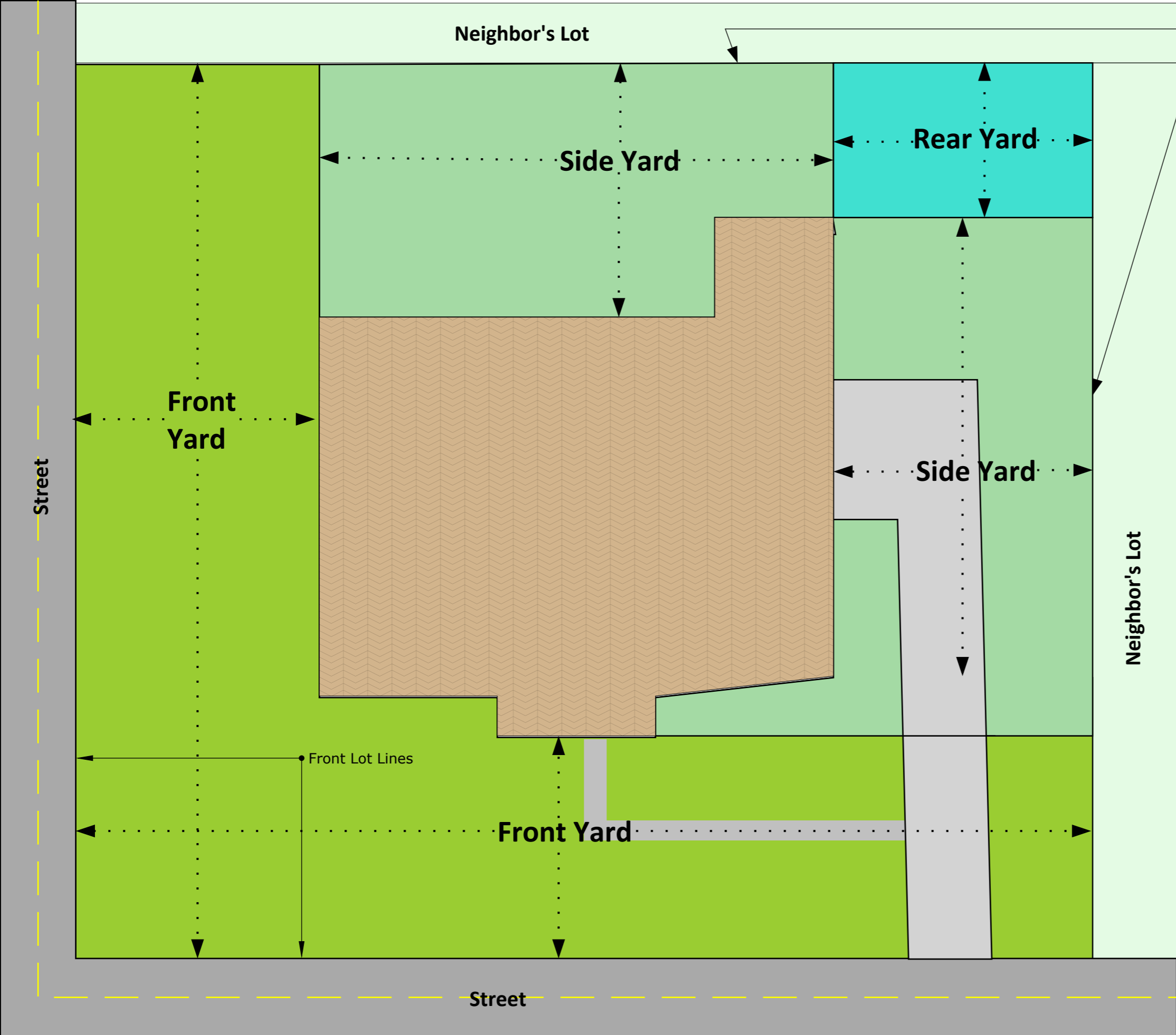
(1) *Front yard* shall mean an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building. All yards abutting on a street shall be considered as front yards for setback purposes.

(2) *Rear yard* shall mean an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the main building. In the case of a corner lot, the rear yard may be opposite either street frontage.

(3) *Side yard* shall mean an open space between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point on the side lot line to the nearest point of the main building.

- Nearest point of main building to front lot line
- Front Lot Line

Guide for Application of Section 24-3; Yards - Corner Lot



Side Lot Lines

Yards shall mean the open spaces on the same lot with a main building unoccupied and unobstructed from the ground upward except as otherwise provided in this chapter, and as defined below:

(1) *Front yard* shall mean an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building. All yards abutting on a street shall be considered as front yards for setback purposes.

(2) *Rear yard* shall mean an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the main building. In the case of a corner lot, the rear yard may be opposite either street frontage.

(3) *Side yard* shall mean an open space between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point on the side lot line to the nearest point of the main building.

Guide for Application of Section 24-3 & 24-196; Required vs. non-required yards - Interior Lot (A-4 District)

