

Date Received by City

FILE NO.

Site Plan Review Application

Type of Request	Required Fee
Site Plan Review - New Industrial, Commercial, or Multi-Family Use <i>*For other Site Plan Review types and fees, please see the Community Development Services Fee Schedule</i>	\$500.00

Address of Subject Property	
Description of Project	

Applicant/Property Owner Information—REQUIRED	
Name	
Mailing Address	
Phone/Email	
<p>"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable City ordinances. I also grant City staff and officials permission to enter onto the subject property in review of this application</p>	
Applicant Signature	
<p>If the applicant is not the property owner, proof of ownership or interest in the property (i.e. deed, land contract, option agreement, purchase agreement, lease, etc.) must be attached to this application.</p>	

<u>CITY OF MOUNT CLEMENS USE ONLY</u>			
TAX ID # _____			
Public Hearing Notification Date _____	Public Hearing Publication _____		
Planning Commission Action:			
DENIED _____	APPROVED _____	APPROVED, WITH CONDITIONS _____	WITHDRAWN _____



City of Mount Clemens
Community Development Department
One Crocker Boulevard
Mount Clemens, MI 48043
Phone (586)469-6818
Fax (586)469-7695

Applicants should be prepared to discuss how the proposed project answer the following questions as fully as possible, which are taken from Section 3.2 of the *City of Mount Clemens Zoning Ordinance*. They are used by the Planning Commission as part of their decision making process.

General Review Standards for Site Plan Review

A. RELATIONSHIP TO SURROUNDING PROPERTY. All site development features shall be arranged to minimize the potential for negatively impacting surrounding property or may have an effect upon the public health, safety, morals, and general welfare and its relationship and harmony with the adopted City Ordinance and Plans. In making this determination, the Planning Commission shall review the plan for negative conditions such as, but not limited to:

1. Location of the principle building or buildings and any accessory buildings or uses.
2. Channeling excessive traffic onto local residential streets.
3. The lack of adequate screening of parking or service areas.
4. The impediments to the access of emergency vehicles.
5. Site drainage characteristics
6. The accumulation of litter, production of noise, light, smoke, fumes, or the piling of snow.

B. VEHICULAR ACCESS AND CIRCULATION. The location and design of driveways providing vehicular access to the site shall be arranged to promote the safety and convenience of vehicles and pedestrians and to provide access in a manner that promotes proper internal circulation. The Planning Commission shall require public streets adjacent or through a proposed development, when it is necessary for the public health, safety and welfare, and/or provide continuity to the public road system. In those instances where the Planning Commission determines that there are an excessive number of curb-cuts in relation to abutting public roads, thereby diminishing the capacity of the road or creating excessive points of conflict, a reduction in the number of driveways shall be required. For a narrow frontage which will require a single outlet, the Planning Commission may require that money be placed in escrow with the City so as to provide for a marginal service drive equal in length to the frontage of the property involved. Occupancy permits shall not be issued until the improvement is physically provided or monies have been deposited with the City.

C. RELATIONSHIP TO NATURAL FEATURES. All buildings, driveways, parking lots and site improvements shall be designed to be compatible with the physical characteristics of the site, including, but not limited to, woodlands, wetlands, slopes, floodplains and soil suitability. The proposed development shall not needlessly have an adverse impact on the natural environment of the site or the surrounding area.

D. INFRASTRUCTURE. The Planning Commission shall consider the City Engineer's evaluation of the adequacy of public or private utilities proposed to serve the site, including water, sanitary sewers and storm water retention.

E. LANDSCAPING. The Planning Commission may require further landscaping, fences, walls and berms pursuant to the objectives of this Ordinance, and such improvements shall be provided and maintained as a condition of the establishment and the continued maintenance of any use to which they are appurtenant.

F. RECREATION AREAS AND FACILITIES. Recreation areas and facilities, such as playgrounds, swimming pools and community buildings, shall be provided to the extent necessary to meet the anticipated needs of the residents of the project it is designed to serve. Provision of separate adult and tot-lot recreation areas adequately landscaped is encouraged. Recreation facilities generally should be provided in a central location and should be convenient to the project community center. In larger development, however, recreation facilities can be decentralized, if more than one or if made part of an open space area.

G. SITE DEVELOPMENT. During development, building, renovating or razing operations, the developer shall erect and maintain suitable protective barriers around all trees specified to be maintained so as to prevent damage to said trees and shall not allow storage of equipment, materials, debris or fill to be placed in this preservation area.