

CPC File #: \_\_\_\_\_

Date of Filing: \_\_\_\_\_

RE: \_\_\_\_\_

\_\_\_\_\_

City Planning Commission  
202 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
(313) 224-6225 (phone)  
(313) 224-4336 (fax)

**APPLICATION FOR DEVELOPMENT PROPOSAL APPROVAL IN THE  
PD (PLANNED DEVELOPMENT), PC (PUBLIC CENTER) AND  
PCA (RESTRICTED CENTRAL BUSINESS DISTRICT) ZONING DISTRICTS**

The City Council of the City of Detroit requires a report and recommendation from the City Planning Commission on development proposals proposed in PD, PC, and PCA zoning districts. Please provide the following necessary information regarding the proposal so that the Commission may proceed in its review process.

The City Planning Commission may schedule a discussion or public hearing on this matter after all the required information has been received. The applicant (or a representative of the applicant) is generally expected to be present at such discussion or public hearing to present the proposal and to answer any questions.

The applicant will be notified at least seven (7) days prior to the meeting at which the proposal will appear on the Commission's agenda.

The City Planning Commission may request all necessary information pertaining to any development matters referred to it by the City Council in carrying out its duties as set forth in Section 4-402 and 6-204 of the City Charter.

**Failure to answer all pertinent questions and to supply all of the requested information will delay processing of this proposal.**

NOTE: Applicants proposing a rezoning to the PD (Planned Development District) zoning classification must complete this application.

Signature of Applicant: \_\_\_\_\_

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

**ZONING FEE:**

Effective January 11, 1995, the applicant will be charged a fee for the processing of a request to rezone property. The fee schedule is as follows:

<u>Size of Property</u>	<u>Fee</u> _____
One acre or less	\$350.00
Over one acre	\$350.00 for the first acre plus \$25.00 for each additional acre to a maximum of \$1,000.00

Payment of the fee must be in the form of a check or money order payable to the "City of Detroit - Treasurer".

**ITEMS 1 - 20 TO BE COMPLETED BY ALL APPLICANTS**

(1) Name of Applicant: \_\_\_\_\_

Address of Applicant: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

(2) Name of Property Owner: \_\_\_\_\_

Address of Property Owner: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

(3) Name of Architect (if any): \_\_\_\_\_

Address of Architect: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

(4) Proposed Manager (if any): \_\_\_\_\_

Address of Manager: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

(5) Name of Developer: \_\_\_\_\_

Address of Developer: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

(6) Title of Proposal: \_\_\_\_\_

(7) General Description of Proposal: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(8) Address of Subject Parcel: \_\_\_\_\_  
Between \_\_\_\_\_ and \_\_\_\_\_  
(Street) (Street)

(9) Legal Description of Subject Parcel: (May be attached)  
\_\_\_\_\_  
\_\_\_\_\_

(10) General Location of Subject Property:  
\_\_\_\_\_  
\_\_\_\_\_

(11) Present Zoning of Subject Parcel:  
\_\_\_\_\_  
\_\_\_\_\_

(12) Proposed Zoning of Subject Parcel (if change is being requested):  
\_\_\_\_\_  
\_\_\_\_\_

(13) Size of Subject Parcel (Dimensions): \_\_\_\_\_  
(Acreage): \_\_\_\_\_

(14) If rezoning to PD is proposed, state reason why the present zoning classification is not appropriate and why the PD zoning classification is more appropriate.

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(15) Zoning of Adjacent Properties:

To the North -

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To the South -

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To the East -

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To the West -

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(16) Development of Adjacent Properties:

To the North -

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To the South -

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To the East -

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To the West -

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Size of Proposed Structure(s)

(17) Ground Coverage Dimensions of Each Structure:

(A) \_\_\_\_\_

(B) \_\_\_\_\_

(C) \_\_\_\_\_

(D) \_\_\_\_\_

(E) \_\_\_\_\_

(18) Gross Square Footage of Each Total Structure and Each Floor of Each Structure(s):

(A) \_\_\_\_\_

(B) \_\_\_\_\_

(C) \_\_\_\_\_

(D) \_\_\_\_\_

(E) \_\_\_\_\_

(19) Height (in stories and feet) of Each Structure(s):

(A) \_\_\_\_\_

(B) \_\_\_\_\_

(C) \_\_\_\_\_

(D) \_\_\_\_\_

(E) \_\_\_\_\_

(20) Total Gross Square Footage of All Structures: \_\_\_\_\_

\_\_\_\_\_

**COMPLETE LINES 21 – 25 IF RESIDENTIAL DEVELOPMENT IS PROPOSED**

(21) The total number of each type of residential building proposed (townhouse, garden apartments, etc.)

\_\_\_\_\_

\_\_\_\_\_

(22) Total Number of Dwelling Units: \_\_\_\_\_ of which

\_\_\_\_\_ are efficiency units of \_\_\_\_\_ sq. ft. each;

\_\_\_\_\_ are 1-bedroom units of \_\_\_\_\_ sq. ft. each;

\_\_\_\_\_ are 2-bedroom units of \_\_\_\_\_ sq. ft. each;

\_\_\_\_\_ are 3-bedroom units of \_\_\_\_\_ sq. ft. each; and

\_\_\_\_\_ are other (specify) \_\_\_\_\_ of \_\_\_\_\_ sq. ft. each.

(23) Anticipated Rent Structure: \_\_\_\_\_

(24) Number of Subsidized Units: \_\_\_\_\_

(25) Special Amenities Provided (swimming pool, community area, outdoor recreation, etc.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(26) IF NON-RESIDENTIAL DEVELOPMENT IS PROPOSED, STATE IN DETAIL THE INTENDED USE OF THE BUILDING(S):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**COMPLETE ITEMS 27 - 29 IF THE PROPOSED DEVELOPMENT IS WITHIN A CITIZENS' DISTRICT COUNCIL AREA**

(27) Name of Citizens' District Council: \_\_\_\_\_

(28) Date of Citizens' District Council Approval: \_\_\_\_\_

(29) Date of Detroit Housing Commission Approval: \_\_\_\_\_

**REMAINING ITEMS TO BE COMPLETED BY ALL APPLICANTS**

(30) Total Number of Off-Street Parking Spaces Proposed: \_\_\_\_\_ of which \_\_\_\_\_ will be structure parking and \_\_\_\_\_ will be surface parking.

(31) Size of Surface Parking Area (square feet): \_\_\_\_\_

(32) Size of Parking Structure Ground Coverage (square feet): \_\_\_\_\_

(33) Number of Levels: \_\_\_\_\_

(34) Number of off-street parking spaces required by Zoning Ordinance: \_\_\_\_\_

(35) Types of Financing/Subsidy Mechanisms: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

(36) (IF APPLICABLE) Number and type of structure(s) presently existing on site that are to be demolished as part of this development:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(37) (IF APPLICABLE) Legal description of streets and alleys (or portions thereof) to be vacated (a separate sheet must be attached justifying in substantial detail such vacations and stating impact such vacations would have on adjacent properties; in addition, because staff of the Commission will be contacting the Department of Transportation, the Department of Public Works, the Police Department and the Fire Department and requesting each Department's official written opinions on these vacations, time will be saved if the applicant has already made the necessary contacts and has attached the Department's official opinions in writing to this application)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



(38) (IF APPLICABLE) Legal Description of streets and alleys to be dedicated (may be attached); (in addition, because staff of the Commission will be contacting the Department of Transportation, the Department of Public Works, the Police Department and the Fire Department and requesting each Department's official written opinions on these dedications, time will be saved if the applicant has already made the necessary contacts and has attached the Department's official opinions in writing to this application):

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(39) (IF APPLICABLE) Nature of Necessary Modification to an Adopted Development Plan:

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(40) Describe any energy saving features of this development:

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(41) Community Organizations and/or Block Clubs contacted by applicant:

Group Name/Address	Contact Person/Phone Number
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<hr/>	<hr/>
<hr/>	<hr/>
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(42) Adjacent Property Owners, Businesses or Residents contacted by Applicant:

<u>Name</u>	Indicate:		<u>Address</u>	<u>Address of Adjacent Property</u>	<u>Phone</u>
	<u>Owner</u>	<u>Business Resident</u>			
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

(43) Number of new employees anticipated as a result of this proposal:

Temporary: \_\_\_\_\_

Permanent: \_\_\_\_\_

(44) Anticipated Beginning Construction Date: \_\_\_\_\_

(45) Anticipated Construction Completion Date: Partial- \_\_\_\_\_

Total- \_\_\_\_\_

(46) Letters of Review and/or comment from Reviewing Agencies attached:

___ D-DOT	Dated: _____
___ Planning & Development	Dated: _____
___ Recreation	Dated: _____
___ Police	Dated: _____
___ Fire	Dated: _____
___ Public Lighting	Dated: _____
___ Aviation	Dated: _____
___ Air Quality Management	Dated: _____
___ DPW	Dated: _____
	Dated: _____
	Dated: _____

## PLANS AND MAPS:

Submit ten (12) copies of plans and maps of the proposed development at a scale of not less than 1" = 20' if the subject parcel is under 3 acres, and not less than 1" = 100' if the subject parcel is 3 acres or more. Such plans and maps are to be fully dimensional and must include the following details:

- A. Outline of subject parcel with all adjacent and abutting public right-of-way lines.
- B. Layout and configuration of all buildings presently existing on the subject parcel.
- C. Layout and configuration of all proposed buildings and existing buildings to remain on the subject parcel.
- D. Layout and configuration of proposed parking area(s), access road(s), and screening, as well as vehicular and pedestrian circulation patterns within and adjacent to the site.
- E. Sign location(s) and detail(s) (if applicable).
- F. Survey indicating existing on-site utility easement(s) and installation location(s).
- G. Landscaping plan indicating height (existing height or height at time of planting), species and location of such, and indicating which are existing and which are to-be-planted.
- H. All elevations of proposed building(s) with indication of the type of exterior materials to be used.
- I. Location and design of pedestrian and driveway/parking area lighting fixtures (if applicable).
- J. Location of alleys and/or streets to be vacated and/or dedicated (if applicable).
- K. Location of all outside trash or rubbish storage areas.