

Albert Township
Special Land Use Application

Petition No. _____

Date Received _____

APPLICANT

Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

OWNER (If different from applicant)

Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

**If the applicant is not the owner, a letter signed by the owner agreeing to the Special Land Use Application must be included with the application.

EXISTING CONDITIONS

Subject Property Address: _____

Subject Property Parcel No: _____

Current Use of Property: _____

List the existing structures on the property and the size of each: _____

Has the property involved ever been the subject of a previous application? If yes, please list each one and the date the request came before the Planning Commission: _____

PROJECT DESCRIPTION

What is the proposed use of the property that warrants a Special Land Use Permit? _____

Please list all of the activities that will take place on the property if the Special Land Use Permit is approved: _____

How many employees currently work on the property? How many will be added if the Special Land Use Permit is approved? _____

What will be the hours of operation for the Special Land Use? _____

Will the approval of the Special Land Use necessitate changes to the property, i.e. building construction, additional parking, driveways, fencing? If yes, please provide a list of property improvements that will be associated with the Special Land Use Permit: _____

STANDARDS FOR APPROVAL

Special Land Uses are those uses of land which are, with the additional regulations specified herein, compatible with the uses permitted in a zoning district but possess characteristics or location qualities which requires individual review and restrictions in order to ensure compatibility with the character of the surrounding area, public services and facilities and adjacent uses of land. The intent of this Article is to establish equitable procedures and criteria which shall be applied in the determination of requests to establish Special Land Uses. Special Land Uses shall be subject to all general provisions and Article 7: Supplemental Regulations of this Ordinance as well as to the provisions of the zoning district (Article 4) where it is located. Each use shall be considered on an individual basis. Please provide factual and supportive evidence that your application meets each of these standards. Additional sheets may be attached if necessary.

A. Compatibility with Adjacent Uses.

1. That the location, use, and the nature of the proposed use will not be in conflict with any principal permitted uses of the District, or immediate neighborhood:

2. That the proposed use will not be more objectionable to adjacent and nearby properties than the operation of any permitted principal use of the District by reason of traffic, noise, vibration, dust, fumes, smoke, odor, fire hazard, glare, flashing lights, or disposal of waste and sewage.

3. That the proposed use will not discourage or hinder the appropriate development and use of adjacent premises and the neighborhood.

B. Public Services.

1. That the sewage disposal facilities and water supply servicing the property will be safe and adequate for the proposed use.

2. That the use will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.

3. That the use will not create excessive additional public costs and will not be detrimental to the economic welfare of the Township.

C. Transportation System.

1. That the location and design of the proposed use shall minimize the negative impact on the street system in consideration of items such as vehicle trip generation (i.e. volume), types of traffic, access location and design, circulation and parking design, street and bridge capacity, traffic operations at proposed access points, and traffic operations at nearby intersections and access points.

2. That the proposed use shall not cause traffic congestion, conflict or movement in greater proportion to that normally prevailing for the use in the particular zoning district.

D. Natural Resources.

1. That the proposed Use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the Township or the natural environment as a whole. Natural features of the landscape, including but not limited to, ponds, streams, hills and wooded areas, shall be retained where they afford a barrier or buffer from adjoining properties. The landscape shall be preserved in its natural state, as far as practical, by minimizing tree and soil removal, and any grade or slope changes shall be in keeping with the general appearances of the neighborhood.
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E. Economic Well-Being of the Community.

1. That the proposed Use shall not be detrimental to the economic well-being of the surrounding residents, businesses, landowners, and the community as a whole. The Use will not create excessive additional public costs.
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SUBMITTAL REQUIREMENTS

Each request requires the following items to be submitted along with the completed application; incomplete applications will not be forwarded to the Planning Commission.

1. Payment of a non-refundable \$100.00 filing fee for Home Occupation wholly contained, and \$200.00 Home Occupation utilizing outside space, payable to Albert Township.
2. An affidavit authorizing an applicant to act on behalf of the owner if the petitioner is not the owner.
3. Legal description of subject property and a list of any deed restrictions.
4. Property Site Plan as outlined in "Special Land Use Review Procedures".

APPLICANT SIGNATURE

By signing this application, the applicant hereby declares that all answers given herein are true to the best of their knowledge, confirms that all information required for submission of a Special Land Use Permit have been submitted, and agrees to comply with all requirements and procedures.

Name

Date