



ADDENDUM TO PETITION TO AMEND THE ZONING ORDINANCE CITY OF STERLING HEIGHTS, MICHIGAN

All petitioners requesting to rezone property in the City of Sterling Heights are advised by the Sterling Heights Planning Commission to limit their presentation to the issue of the requested rezoning, land use management and development of the property and surrounding areas. Factors that petitioners should be addressing or responding to as why their rezoning should be approved may include the following:

1. Is the rezoning consistent with other zones and land uses in the area?
2. Are the uses in the proposed zone equally or better suited to the area than the current uses?
3. Is the proposed rezoning consistent with the policies and uses proposed for that area in the City's Master Land Use Plan?
4. Is there an error in the zoning ordinance which would be corrected by the proposed rezoning petition? The petitioner should present a detailed explanation of such alleged error in the ordinance and provide detailed reasons as to how the proposed rezoning will correct the ordinance.
5. Have conditions changes or are there changing conditions in the City generally, which make the proposed rezoning reasonably necessary?
6. Is the property capable of being developed as currently zoned? If not, explain why.
7. Is the rezoning or its denial arbitrary or capricious in terms of surrounding uses of property?



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