

City of Buchanan Planning & Zoning
302 North Redbud Trail,
Buchanan, Michigan 49107
Phone (269) 695-3844 x 19 Fax (269)695-4330

General Information Application
For Land Development
(Complete application must be filed with the Zoning Administrator)

1. Applicant and Owner Information

Applicant(s) Principle Contact: Name <u>Sardor Vakhidov</u> Address <u>2523 S 165th St</u> City <u>Omaha</u> State <u>NE</u> Zip <u>68130</u> Telephone <u>251-213-4341</u>	Property Owner(s) Principal Contact: Name _____ Address _____ City _____ State _____ Zip _____ Telephone _____
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Secondary Contact: Name <u>Rhett Johnson</u> Address <u>5030 Mary Hill Rd.</u> City <u>Acton</u> State <u>MI</u> zip <u>93510</u>	Architect (if applicable): Name _____ Address _____ City _____ State _____ Zip _____
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Agent or Attorney: Name <u>Ashley Petriches</u> Address <u>1129 N Washington ave</u> City <u>Lansing</u> State <u>MI</u> Zip <u>48906</u>	Engineer (if applicable): Name _____ Address _____ City _____ State _____ Zip _____
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Is this property held in a trust? <input checked="" type="checkbox"/> No Name of trust _____ Address _____ City _____ State _____ Zip _____	<input type="checkbox"/> Yes Note – for all trusts–Provide, as an attachment, a statement from the trustee verifying the names of all owners
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2. Applicant and Purpose of Application

a. Applicant is (check one)

Property Owner Attorney Agent

Other (specify) _____

b. This application is a request for the following City of Buchanan action (check the appropriate action(s) requested.

Rezone of Property Special Use Permit
 Land Division Approval Zoning Variance(s)
 Condominium Approval Plan Review with Plan Commission
 Other Action (please specify) _____

c. The reason for the requested action(s) are as follows:

Applicant requests licensing as a Class C Grow under MRTMA MCL 333.27959.

d. The specific section(s) of the Zoning Ordinance or other City ordinance(s) which address the amendment, variance, or other action which is being requested: _____

e. The following questions must be answered only if the application contains a request for a zoning variance:

(1) Are the conditions which prevent the development of the property the result of action by an individual who has or had the property interest in the subject property?

Yes No

(2) If the conditions were self – imposed (not hardship), please explain why the variance should be granted?

3. Site and Surrounding Property Information

a. Common address or property location of subject property:

402-404 S Oak St. Buchanan, MI

b. Legal Description (Attach additional sheet if necessary):

LOT 13 A C DAYS ADD TO CITY OF BUCHANAN EXC MC RR/LOTS 14, 15 & 16 AC
DAYS ADD & THAT PTOF SEC 35 T7S R18W CITY OF BUCHANAN DES AS COM AT NW COR
LOT 13 SD ADDITION TH S TO SW COR OF LOT 16 TH W TO MC COYS CREEK TH NELY
ALONG CREEK TO PT DUE W OF BEG TH E TO BEG

c. Permanent Real Estate Tax Identification Number: 11-58- 15000014009 and 11-58-150000013002

d. Parcel Size: 10,668 square feet

1.25 acres

264 dimension of lot frontage

Irregular dimension of lot depth

e. What are the current land uses and zoning on the land and adjoining parcels of land surrounding the site?

	Current Zoning	Current Use of Land
On Site	<u>Industrial</u>	<u>Industrial</u>
Property Abutting – North of Site	<u>Industrial</u>	<u></u>
Property Abutting – South of Site	<u>Industrial</u>	<u></u>
Property Abutting – East of Site	<u>Industrial</u>	<u></u>
Property Abutting – West of Site	<u>Industrial</u>	<u></u>

f. Describe any existing structures and the physical attributes of the site:

3 large commercial use buildings

Description of the Proposed Development

a. Please describe the proposed use of the land and/or buildings assuming approval of the request:

Class C Cultivation under the MFMLA.

b. What is the proposed time frame for the build – out of the proposed development? 30 days

c. Please describe the number of buildings, square footage of each building and the total square footage of the development along with the required number of parking spaces for each intended use:

Building Use	Number of Buildings	Building Area (sq. ft.)	Total Building (sq. ft.)	Req. Parking
Single Family	_____	_____	_____	_____
Multi Family	_____	_____	_____	_____
Retail	_____	_____	_____	_____
Office	_____	_____	_____	_____
Industrial	<u>3</u>	<u>2,068 sqft, 2,604 sqft, and 5,960 sqft</u>	<u>10,632 st ft</u>	_____
Other	_____	_____	_____	_____

Other please specify type of use _____

Totals 3

d. Please describe the number of water and sewer connections this development will require:

Building Use	Water Connections & Size	Sewer Connection
Single Family	_____	_____
Multi – Family	_____	_____
Retail	_____	_____
Office	_____	_____
Industrial	_____	_____
Other	_____	_____

Other please specify type of use _____

Totals _____

- e. Will the building within this proposed development house any hazardous materials at occupancy?
 No
 Yes – Please continue by describing the type and quantity of materials:

4. Fire Department Approval of Site and Building Plans:

The City requires that the Fire Department must approve all site and building plans. This application and associated documentation must be approved by the Fire Chief or his designee. This approval can be arranged by calling the Fire Chief's office.

Approval Date: _____

Conditions Attached

By: _____

Yes

No

Title: _____

5. Required and Requested Attachments

- a. _____ Plat of survey with legal description.
- b. _____ Site plan of proposed use or project showing traffic patterns, parking locations and count, drainage patterns including detention areas, landscape plans, landscaping plans, exterior lighting locations and illumination pattern, building façade portrait and building size and location dimensions.
- c. _____ Floodplain / hazard map (engineers drawing or FEMA map showing location of subject project).
- d. Please include any additional comments or pertinent information below or on separate attachment to this application.

6. Signature and Declaratory Statement


a. Please describe the reason that this petition should be granted:

The approval of this application will result in many benefits to the community. We plan to
update the premises, bring employment opportunities to the community, and generate
more tax revenue for the city.

b. **Required Attendance at Public Hearing and / or Plan Commission Meeting(s):** The Plan Commission and the Board of Appeals have established a policy requiring the applicant or a designed representative of the applicant shall be present at any meeting or public hearing at which the matter will be considered. Failure of the applicant or designee of the applicant to appear before the Plan Commission or Board of Appeals is ground to postpone consideration of the application.

a. Declaratory Statement: I SARDOR VAKHIDOV, hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge and further, I acknowledge the attendance responsibilities of the applicant as set forth in paragraph b above.

b. Date: 8/24/2021

c. Applicant Signature: 

d. Notary Public Certification Statement

I Ashley A Petriches, Notary Public in and for the State of Michigan

hereby state that on the 24 day of August, 2021, the above captioned Applicant appeared before me and, under oath, stated that all matters contained in this

Application for Land Development are true.


Notary Public

My commission expires 04/19/2025

The following signature is required, for verification that this is a valid and complete application to be considered by the Plan Commission or Zoning Board of Appeals.

Date
Zoning Administrator

Meeting date for initial review: _____

CITY OF BUCHANAN, MICHIGAN
SITE PLAN CHECKLIST
ITEMS REQUIRED ON SITE PLAN

1. Site Plan Drawn to scale – 1” = 100’ or larger (example: 1” = 60’, 1” = 50’, 1” =40’ etc.)
2. Name of Project Noted.
3. Owner’s and/or Developer’s Name and Address Noted
4. Architect and or Engineer’s Name and Address Noted
5. Date
6. Scales of Drawing Noted on Plan
7. Existing Topography Shown at Intervals Not Less than Two (2) Feet
8. Building Coverage Noted (percentage of total size and total square footage to be shown)
9. Total Number of Parking Spaces Noted and Shown on Drawing
10. Building Dimensions Shown
11. Indicate Height of Buildings
12. Street Names Indicated (Existing and Proposed)
13. Indicate Existing and Proposed Right-of-Ways
14. North Arrow Shown
15. Locate Existing and Proposed Sanitary Sewers, Storm Sewers and Water Mains (Note for purposes of site plan review the proposed utilities need only be shown roughly)
16. Locate any Existing and Proposed Storm Water Detention / Retention Areas
17. Locate Existing Trees and Plantings
18. Note Location of Proposed Plantings
19. Note Location of all Sidewalks
20. Rough Sketches Showing Architectural intent.