



Rezoning Application Request

This application is required for any request to amend the City of Gladstone Zoning Ordinance, including changes to the zoning map (rezoning of property). In accordance with Sec. 30-475 of the City Code, all proposed amendments must be reviewed through a public process.

Applicant Information

Applicant Name: Dominic Benetti **Phone Number:** [REDACTED]
Mailing Address: [REDACTED] **City, State ZIP:** [REDACTED]
Email Address: [REDACTED]

Applicant is (check one): ☒ Owner ☐ Authorized Agent
If applicant is an authorized agent, please provide written proof of authorization.

Property Information

Property Address: 915 Blackwell Ave **Parcel Number:** 052-515-001-00
Legal Description: See attached.

You may attach a separate document if space provided does not accommodate length of description.

Zoning Information

Current Zoning District(s): B-2 & I-1 **Requested Zoning District:** I-1
Please describe all current uses on the property: The property is currently utilized by two business operations. The primary use is a self-storage facility consisting of multiple storage unit buildings. In addition, a lawn and landscaping service business operates from the property.

You may attach a separate document if space provided does not accommodate length of description.

Please describe *all intended uses* on the property under requested new zoning: The proposed
rezoning is intended to accommodate the property's existing business operations without any change in use
or expansion of activities. The property will continue to be used for a self-storage facility and a lawn and
landscaping service business. The rezoning request is being made to resolve a pre-existing zoning issue
resulting from multiple zoning classifications being associated with a single parcel and to bring the property's
zoning designation into alignment with its current and intended use.

You may attach a separate document if space provided does not accommodate length of description.

Rezoning Justification

Please explain why the rezoning is being requested: This rezoning request was initiated in coordination
with City staff to address several long-standing zoning issues affecting the property, some of which resulted from
previous City actions and prior ownership of the parcel. While the storage facility is appropriately located, the lawn
business operates on the portion of the parcel zoned B-2. Given the nature of operations, this use is more
appropriately accommodated within the I-1 Industrial District. The requested rezoning will align the zoning
classification with the property's existing and intended uses, eliminating the split-zoning condition.

You may attach a separate document if space provided does not accommodate length of description.

What is the zoning of each adjacent parcel?

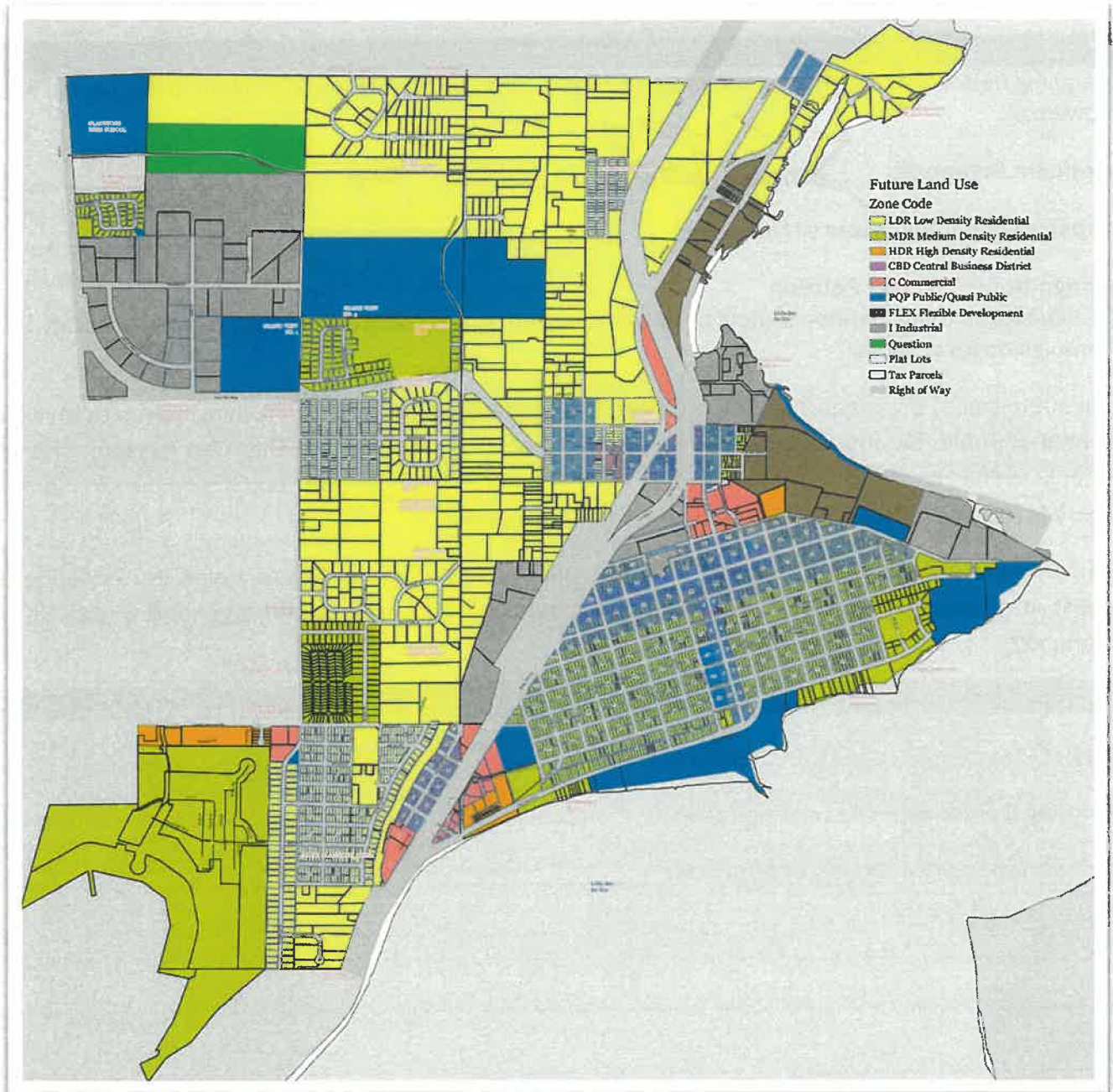
Parcel ID 1: <u>052-628-002-01</u>	Parcel 1 Zoning: <u>I-1</u>
Parcel ID 2: <u>052-516-001-00</u>	Parcel 2 Zoning: <u>R-1</u>
Parcel ID 3: <u>052-514-004-00</u>	Parcel 3 Zoning: <u>R-1</u>
Parcel ID 4: <u>052-514-001-00</u>	Parcel 4 Zoning: <u>R-1</u>

Please describe the benefit to the public if this parcel is rezoned. Consider including information on how this rezoning will improve the property and reduce impact on blight or traffic.

Approval of this rezoning request will provide a pathway to bring the property into greater compliance with local
zoning and property maintenance standards while allowing existing business operations to continue in a zoning
district that is more appropriate for their use. This will facilitate future site improvements, including the formal
review and approval of existing and proposed structures used to store equipment and materials associated
the business. These improvements are expected to enhance the appearance and organization of the property,
reduce conditions that contribute to blight, and improve compatibility with surrounding land use.

You may attach a separate document if space provided does not accommodate length of description.

FUTURE LAND USE MAP



Is this request consistent with the City of Gladstone's Future Land Use Map referenced in our Master Plan? (See map above.) ☐ Yes ☒ No

Please explain the need for this request as it relates to your response to the question above.

While the Future Land Use Map currently identifies this area for commercial use, the surrounding development pattern is more mixed in nature, with a significant presence of residential properties in the immediate vicinity.

In addition, the property is located adjacent to an active rail yard and rail corridor, which contributes to the industrial character of the area.

You may attach a separate document if space provided does not accommodate length of description.

Certification & Signature

By signing below, you certify that the information provided is accurate and complete to the best of your knowledge.

Applicant Signature: _____

Date: _____

Property Owner Signature (If Different): _____

Recognition of Protest Petition

☒ I understand that a petition protest by neighboring property owners may require a 2/3 vote of City Commission for approval.

Upon submission, the request will be reviewed by the Planning Commission (zoning committee), which will hold a public hearing and provide a written recommendation to the City Commission. The City Commission has final authority to approve or deny the request by adoption of an ordinance amendment, which will include the legal description of the subject property.

Applicants are encouraged to provide complete and accurate information to assist in evaluating the request in relation to the City's Master Plan, surrounding land uses, and the general welfare of the community.

Office-Use Only

Date of Planning Commission Public Hearing: _____

Planning Commission Recommendation: ☐ Approve ☐ Deny

Recommended Conditions of Approval: _____

Date of City Commission Review: _____

Date of City Commission Public Hearing (Optional): _____

City Commission Decision: ☐ Adopt Ordinance to Amend Zoning Map ☐ Deny Action

Was a protest-petition filed? ☐ Yes ☐ No

Mayor Signature: _____

Date: _____

Zoning Administrator Signature: _____

Date: _____

THE SOUTH HALF (S 1/2) OF LOT THIRTEEN (13) AND THE NORTH HALF (N 1/2) OF LOT FOURTEEN (14), OF BLOCK FIFTY-THREE (53) OF THE ORIGINAL PLAT OF THE CITY ESCANABA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN UBER A OF DEEDS, PAGE 74, DELTA COUNTY RECORDS, IN THE CITY OF ESCANABA, DELTA COUNTY, MICHIGAN.

PART OF GOVERNMENT LOT THREE (3) OF SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY (40) NORTH, RANGE TWENTY-TWO (22) WEST, IN THE CITY OF GLADSTONE, DELTA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 22 WEST, MEASURE SOUTH 0 DEG. 38 MIN. 15 SEC. EAST ALONG THE WEST LINE OF SAID SECTION 312.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEG. 38 MIN. 15 SEC. EAST ALONG SAID WEST LINE 273.87 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE WISCONSIN CENTRAL LTD. RAILROAD; THENCE NORTH 31 DEG. 18 MIN. 20 SEC. EAST ALONG SAID LOTS THREE (3), FOUR (4) AND FIVE (5), OF BLOCK FIFTEEN (15), OF SOUTH GLADSTONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER A OF PLATS, PAGE 15, DELTA COUNTY RECORDS, IN THE CITY OF GLADSTONE, DELTA COUNTY, MICHIGAN.

AND;

LOTS EIGHT (8), NINE (9), TEN (10) AND ELEVEN (11), OF BLOCK FIFTEEN (15) OF AMENDED PLAT OF LOTS ONE (1), TWO (2), SIX (6) AND SEVEN (7), OF BLOCK FIFTEEN (15) AND VACATED LOWRIE STREET, OF SOUTH GLADSTONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN UBER D OF PLATS, PAGE 189, DELTA COUNTY RECORDS, IN THE CITY OF GLADSTONE, DELTA COUNTY, MICHIGAN.