

VILLAGE OF ELK RAPIDS
SITE PLAN REVIEW GENERAL REQUIREMENTS

Applicants for all Special Use, Planned Unit Development or Commercial Site Plan Review Permits are required to comment on the following General Requirements information as applicable to show that the proposed project/use:

1. Be compatible with adjacent land use, the natural environment and the capacities of public services and facilities affected by the land use, and the use shall be consistent with the public health, safety and welfare of the Village residents: _____

2. Be designed to protect natural resources the health, safety, and welfare as well as the social and economic well-being of those who will use the land or activity under consideration, of residents and land owners immediately adjacent to the proposed land use or activity, and of the community as a whole: _____

3. Be related to the valid exercise of the police power and purposes which are affected by the proposed use or activity: _____

4. Meet the standards established in the Zoning and Unified Development Code: _____

5. Be requested by an applicant who may legally apply for the permit requested and has submitted all required information: _____

6. Be a development, exclusive of Planned Unit Developments, which conforms to all regulations of the Zoning District in which it is located: _____

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7. Meet the requirements of the Village for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities:_____

8. Meet the standards of other governmental agencies, where applicable:_____

9. Be designed such that natural resources will be preserved to a maximum feasible extent and that areas to be left undisturbed during construction shall be so indicated on the site plan and at the site per se:_____

10. Respect floodways and flood plains on or in the vicinity of the subject property:___

11. Be constructed where soil conditions are suitable for excavation and site preparation. Organic, wet or other soils which are not suitable for development will either be undisturbed or modified in an acceptable manner:_____

12. Not cause soil erosion, sedimentation, or ground water pollution problems:_____

13. Be designed to handle anticipated storm water runoff and to prevent runoff onto neighboring property or overloading of water courses in the area :_____

14. Not destroy the character of the property or the surrounding area or adversely affect the adjacent or neighboring properties:_____

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15. Not disturb air drainage systems necessary for agricultural uses: _____

16. Be designed such that phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage or erosion control: _____

17. Be designed such that the plan provides for the proper expansion of existing facilities such as public streets, drainage systems and water and sewage facilities and will not create excessive additional requirements at public cost for public facilities and services: _____

18. Provide for landscaping, fences or walls if required by the Village Council, Planning Commission or Zoning Administrator in pursuance of the objectives of the Zoning and Unified Development Code: _____

19. Provide that parking layout will not adversely affect the flow of traffic within the site or to and from the adjacent streets: _____

20. Provide that vehicular and pedestrian traffic within the site and in relation to streets and sidewalks serving the site shall be safe and convenient: _____

21. Provide that outdoor storage of garbage and refuse is contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties: _____

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22. Not be hazardous or disturbing to existing or future uses in the same general vicinity but will rather be a substantial improvement to the property:_____

23. Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by noise, smoke, fumes, glare or odors:_____

24. Provide that the proposed development is in accord with the spirit and purpose of the Zoning and Unified Development Code and not inconsistent with, or contrary to, the objectives sought to be accomplished the Zoning and Unified Development Code and the principles of sound planning:_____

25. Be designed to ensure that all exterior lighting shall be so arranged that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted:_____
