

## SELFUDGE ANGB DEVELOPER PLAN REVIEW CRITERIA

Selfridge Air National Guard Base is providing the following information to aid developers desiring to rezone, subdivide, and/or site plan land within territory in the vicinity of a military airport. Information regarding noise contours and accident potential zones should be that based on the most recent AICUZ report for Selfridge ANGB. The Selfridge ANGB AICUZ team will use the information received to prepare a response to the government and zoning boards using format requirements required by those organizations. However, Selfridge ANGB will review planning document submitted directly to the base. **Please mail your information to 127WG/CERR, Realty Specialist, 28890 Selfridge Ave, Building 124 (2<sup>nd</sup> floor), Selfridge ANGB, MI 48045.**

**A. CONCEPTUAL PLAN PROCESS.** The developer or landowner is interested in what his land can be used for. He wants to minimize the initial cost of planning and creating plans that will be rejected or substantially changed. Proposals submitted to Selfridge ANGB AFB for review and comment shall, at a minimum, include exhibits and information listed.

1. A Site Plan (not to exceed 1 inch equals 100 foot), not exceeding 24" x 36" in size and including the following information:

- Project name and the identity of the owner, developer with phone and address
- City and/or County Land Use Map(s)
- Vicinity map showing the following:
  - The site being proposed for development
  - Streets (arterial, collector) abutting and within 2 miles of the site
  - If the site is within 0.5 miles of the SELFRIDGE ANGB noise contours or accident potential zone as defined in the latest Selfridge ANGB AICUZ report, the vicinity map shall show accident potential zones and the noise contours within or adjacent to the site
- Site dimensions
- North arrow and scale of site plan
- Site data including gross acreage, existing and proposed land use and densities of residential areas
- Abutting property existing zoning and land use
- Height of any structure
- Name of school district in which site is located and/or plan for new school site(s)
- Residential density of the subdivision
- Project Phasing Plan
- Open water bodies

**B. REZONING.** The landowner or developer requests a change in the current land use zoning to permit desired land uses with specific intensities and densities and development standards. Proposals submitted to Selfridge ANGB for review and comment shall, at a minimum, include exhibits and information listed.

1. A Site Plan (not to exceed 1 inch equals 100 feet) not exceeding 24" x 36" in size and including the following information:

- Project name and the identity address and phone number of the owner, developer, engineer and/or applicant
- Date of plan and dates of revisions
- Vicinity map showing the following:
  - The site being rezoned
  - Streets (arterial, collector) abutting and within 2 miles of the site
  - If the site is within 0.5 miles of the SELFRIDGE ANGB noise contours or accident potential zone as

defined in the latest Selfridge ANGB AICUZ report, the vicinity map shall show accident potential zones and the noise contours within or adjacent to the site

- Site dimensions
- North arrow and scale of site plan
- Site data including gross and net acreage, existing and proposed zoning and land use and densities of residential areas
- Abutting property existing zoning and land use
- Legal description
- Street (arterial, collector, and residential names, existing and proposed abutting and within the site (already listed above) - the idea would be that the above streets (2 miles outside and majors) are like a box--vicinity outside of the project versus "abutting and within"
- Identification of each use, site coverage, maximum building height, and setbacks
- Name of school district in which site is located and/or plan for new school site(s)
- Location, and maximum height of highest structure proposed on the site - Location, dimensions, and size of all sites within the subdivision proposed to be used for commercial, industrial, multi-residential, schools and other public or quasi-public use, with the use noted
- Names of all adjacent subdivisions
- Names of all adjacent property owners of unsubdivided lands
- Statement regarding accommodation of school children residing within the subdivision
- Residential density of the subdivision
- Phasing Plan
- Copy of City and/or County Land Use Map

2. Narrative Report including the following information:

- Purpose of the request and description of the proposal
- Relationship to surrounding properties and Selfridge ANGB
- An explanation of how the proposed development will impact adjacent land uses, including Selfridge ANGB
- Discussion of recent zoning and/or development that supports the application request
- Discussion of sites location and accessibility
- Discussion of community facilities and services, including school needs and accommodation, contact with school district, parks needs and park provision, and other facilities and services
- Development schedule/phasing
- Conformity with applicable general/comprehensive plans
- Memo from school indicating agreement and support for proposal
- Discuss why existing zoning is not appropriate
- Explanation of Noise Attenuation Standards compliance

**C. PRELIMINARY SUBDIVISION PLATS.** The stage of development dividing land into residential lots, parcels, tracts, and roads for purpose of construction, sale or lease. Proposals submitted to Selfridge ANGB for review and comment shall include the following:

1. The preliminary plat must be to scale (not to exceed 1 inch equals 60 feet), duplicated on paper not exceeding 24"x36" in size, and include the following information:

- Identification of the subdivision by name, location, legal description and zoning district
- Plat dimensions and boundaries, including reference and ties to section and/or quarter-section corners
- Legal description
- Vicinity map showing the following:

- The site being platted
- Streets (arterial, collector) abutting and within 2 miles of the site
- If the site is within 0.5 miles of the SELFRIDGE ANGB noise contours or accident potential zone as defined in the latest Selfridge ANGB AICUZ report, the vicinity map shall show accident potential zones and the noise contours within or adjacent to the site
- North arrow and scale
- Street names adjacent or within the platted area
- Name, address and phone number of property owner, subdivider and engineer
- Location, dimensions, and size of all sites within the subdivision proposed to be used for commercial, industrial, multi-residential, schools and other public or quasi-public use, with the use noted
- Names of all adjacent subdivisions
- Names of all adjacent property owners of unsubdivided lands
- Statement regarding accommodation of school children residing within the subdivision
- Density and Intensities of the subdivision
- Utility Providers
- Net and Gross Acreage

2. Narrative Report including the following information:

- Relationship of this plat to other surrounding properties and to Selfridge ANGB
- Explanation of how the proposed development impacts the community, including Selfridge ANGB
- Discussion of recent rezoning actions that support the platting request
- Discussion of community facilities and services, including school needs and accommodation, contact with school district, park needs and park provisions
- Discussion of sound attenuation (energy efficiency) approaches utilized
- Development schedule/phasing

**D. SCHOOL SITE DEVELOPMENT/REDEVELOPMENT.** School districts submitting plans to develop proposed school sites or redevelop existing sites shall provide the following exhibits and information. A 24"x36" Site Plan (not to exceed 1 inch equals 60 feet) and Narrative Report shall be submitted to Selfridge ANGB for review and comment. Data to be included is desired so that a complete and thorough response might be provided in the most efficient manner.

1. Site Plan including:

- Vicinity map showing the school site and street system (arterial, collector) abutting and within 2 miles of the site
- Location of all buildings, parking areas and open space for new development sites
- For redevelopment sites, a site plan should be provided for existing facilities and another for proposed development
- Property boundaries with dimensions
- Streets providing access to the school site
- If the site is within 0.5 miles of the SELFRIDGE ANGB noise contours or accident potential zone as defined in the latest Selfridge ANGB AICUZ report, the vicinity map shall show accident potential zones and the noise contours within or adjacent to the site

2. Narrative Report including:

- List of all building uses referenced to the site plan.
- Site coverage
- Square footage and maximum height of each building
- Location, type and height of outdoor lighting
- Written statement regarding sound attenuation methods proposed for school facilities within high noise

areas

- Anticipated school population increases or decreases due to construction or demolition
- School population projected for new facilities
- Maximum enrollment for the school
- Utility Providers
- Description of public notification program

**E. PLANS FOR COMMERCIAL, INDUSTRIAL, MULTI-FAMILY RESIDENTIAL AND SINGLE FAMILY LOT (not platted).** Site plan proposals submitted to Selfridge ANGB for review and comment shall include the following:

1. Site Plan not exceeding 24"x36" including the following information:

- Project name and the identity, address and phone number of the owner, developer, engineer and/or applicant
- Date of plan and dates of revision
- Vicinity map showing the following:
  - Site location
  - Streets abutting and within 2 miles of site
  - If the site is within 0.5 miles of the SELFRIDGE ANGB noise contours or accident potential zone as defined in the latest Selfridge ANGB AICUZ report, the vicinity map shall show accident potential zones and the noise contours within or adjacent to the site
- Site dimensions and area
- North arrow and scale of site plan
- Existing zoning
- Densities of residential areas
- Identification of each use, site coverage and maximum building height
- Location, height and type of outdoor lighting
- Names of utility providers
- School district in which site is located
- School providing service to residential development areas

2. Narrative Report including the following information:

- Purpose of the request and description of the development proposal
- Relationship of the site to surrounding properties and to Selfridge ANGB
- Explanation of how the development benefits the community, including Selfridge ANGB
- Discussion of recent zoning and development that supports the proposed development
- Discussion of the site's location and accessibility
- Development schedule/phasing
- Conformity with general/comprehensive plan
- For commercial and industrial developments, a discussion of the number of anticipated employees as well as a discussion of the specific industrial/commercial use (e.g., retail, repair, etc.) referencing the chart at A.R.S. §288,481(K).
- Hours of Operations
- Discussion of sound attenuation (energy efficiency) approaches utilized

**F. SITE PLANS FOR OTHER USES - i.e., Parks Recreation & Open Space.** Applicant submitting plans to develop proposed sites or redevelop existing sites shall provide the following exhibits and information. A 24"x 36" Site Plan (not to exceed 1 inch equals 60 feet) and Narrative Report shall be submitted to Selfridge ANGB for review and comment. Data to be included is desired so that a complete

and thorough response might be provided in the most efficient manner.

1. Site Plan including:

- Vicinity map showing the site and street system (arterial, collector) abutting and within 2 miles of the site
- Location of all buildings, parking areas and open space for new development sites
- For redevelopment sites, a site plan should be provided for existing facilities and another for proposed development
- Property boundaries with dimensions
- Streets providing access to the site
- If the site is within 0.5 miles of the SELFRIDGE ANGB noise contours or accident potential zone as defined in the latest Selfridge ANGB AICUZ report, the vicinity map shall show accident potential zones and the noise contours within or adjacent to the site

2. Narrative Report including:

- List of all building uses referenced to the site plan.
- Site coverage
- Square footage and maximum height of each building
- Location, type and height of outdoor lighting
- Written statement regarding sound attenuation methods proposed for facilities within high noise areas
- Anticipated population usage level due to construction or demolition
- Description of public notification program