



PLANNING COMMISSION MASTER PLAN AMENDMENT

MASTER PLAN AMENDMENT Criteria

An amendment to the Master Plan shall follow the procedural requirements of the Michigan Planning Enabling Act (Act 33 of 2008).

The following criteria shall be considered in the amendment to the Master Plan:

- 1. Correction.** Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact since the *Master Plan's* adoption.
- 2. Guiding Principles.** Whether the proposed amendment is consistent with the guiding principles of the *Master Plan*.
- 3. Community Need.** Whether, and the extent to which, the proposed Plan amendment addresses a demonstrated community need.
- 4. General Welfare.** Whether the proposed amendment shall protect the health, safety and general welfare of the public.
- 5. Mitigation of Adverse Effects.** Whether the proposed amendment shall result in significant mitigation of adverse impacts on the natural and built environments, including air and water quality, noise, wildlife, vegetation, streets and other infrastructure priorities.
- 6. Compatibility.** Whether the proposed *Master Plan* amendment is compatible with the existing and proposed uses surrounding the subject property, and the proposed design and land uses are appropriate for the land.
- 7. Efficient Development.** Whether the proposed land use amendment shall maintain or improve compatibility among uses and shall ensure efficient development within the City.
- 8. Orderly Development.** Whether the proposed amendment shall result in a logical and orderly development pattern.