



ZONING MAP AMENDMENT (REZONING) APPLICATION

APPLICANT INFORMATION

Name:

Address:

City:

State:

ZIP Code:

Phone:

Email:

Property:

☐ Owner

☐ Tenant

☐ Agent

PROJECT / PROPOSAL

GENERAL INFORMATION

Address(es):

Parcel ID(s):

Present Zoning District:

Present Use:

Proposed Zoning District:

Proposed Use:

STANDARDS FOR ZONING MAP AMENDMENTS (REZONING)

Prior to making a recommendation to City Council on a proposed rezoning, the Planning Commission shall consider whether the following conditions exist:

THERE HAS BEEN A CHANGE IN DEMAND FOR LAND WHICH ALTERS THE INFORMATION UPON WHICH THE OFFICIAL ZONING MAP IS BASED.

If so, please explain.

A STUDY INDICATES THAT THERE HAS BEEN AN INCREASE IN THE DEMAND FOR LAND IN THE REQUESTED ZONING DISTRICT, AND AS A RESULT, THE SUPPLY OF LAND WITHIN THE CITY IS INADEQUATE TO MEET THE DEMANDS FOR SUCH DEVELOPMENT.

If so, please explain.

PROPOSED USES CANNOT BE ACCOMMODATED BY SITES ALREADY ZONED IN THE CITY

If so, please explain.

THERE IS AN ERROR IN THE OFFICIAL ZONING MAP

If so, please explain



FINDINGS OF FACT

In addition the findings required above, findings shall be made by the Planning Commission on each of the following matters based on the evidence provided:

COMPLIANCE WITH ADOPTED PLANS, GOALS, AND POLICIES

Please explain how the proposed zoning map amendment would comply with or deviate from the City's adopted plans, goals, and policies.

SUITABILITY

Is the proposed use permitted within the proposed zoning district?

ADEQUACY OF PUBLIC FACILITIES

Please explain how the proposed use would access public facilities such as transportation, utilities, and any other required public services.

SURROUNDING USES

Please explain the anticipated effect of the proposal on the surrounding uses.

ECONOMIC VIABILITY

Please explain the anticipated effect of the proposal on the economic viability of existing developed and vacant land within the City.



APPLICANT SIGNATURE

AFFIDAVIT

I certify that I have the authority to file this application, have read the application in its entirety, and that all information and attachments are true and correct to the best of my knowledge. I understand that submittal of an application does not constitute acceptance for processing until the Planning & Zoning Department reviews the application for accuracy and completeness.

Applicant Signature:

Date:

FOR OFFICE USE ONLY

PLANNING & ZONING STAFF

Date Received:

Fee Paid:

Case Number:

Public Hearing Date:

This application has been reviewed and is found to be complete

Zoning Officer Signature:

Date:

PLANNING COMMISSION

Motion to: *(Check One)*

☐ Recommend Approval

☐ Recommend Denial

☐ Recommend Approval with Conditions

☐ Table

Motion Made By:

Motion Seconded By:

Roll Call:

Steve Brandeberry ____

Eric Samuelsson ____

Richard Kerns ____

Rich Ebert ____

Bill Kremer ____

Kerry Brugger ____

Bill Bean ____

If Approved with Conditions, please state the specific conditions for approval:

PC Chairperson Signature:

Date:



ZONING MAP AMENDMENT SUPPLEMENTAL INFORMATION

Application Checklist

APPLICANT ✓	REQUIRED FOR SUBMITTAL	STAFF ✓
<input type="checkbox"/>	One (1) complete and signed application	<input type="checkbox"/>
<input type="checkbox"/>	One (1) copy of the property's legal deed and description	<input type="checkbox"/>
<input type="checkbox"/>	\$200 Zoning fee	<input type="checkbox"/>
<input type="checkbox"/>	One (1) copy of a vicinity map at a scale approved by the Zoning Inspector showing property lines, thoroughfares, existing and proposed zoning and such other items as the Zoning Inspector may require.	<input type="checkbox"/>
N/A	Applicable Code Sections (current zoning & proposed zoning)	<input type="checkbox"/>
N/A	A list of all property owners and their mailing addresses who are within 200 feet, contiguous to or directly across the street from the parcel(s) proposed to be rezoned, and others that may have a substantial interest in the case.	<input type="checkbox"/>

Meeting Schedule and Application Deadlines

All meetings will be held in the Fire & Police Training Room located on the second floor of the City's Municipal Building located at 205 South Main St. All meetings will begin at 6:00 p.m.

MEETING DATE	APPLICATION DEADLINE
January 23, 2023	January 09, 2023
February 27, 2023	February 13, 2023
March 27, 2023	March 27, 2023
April 24, 2023	April 10, 2023
May 22, 2023 *	May 08, 2023 *
June 26, 2023	June 12, 2023
July 24, 2023	July 10, 2023
August 28, 2023	August 14, 2023
September 25, 2023	September 11, 2023
October 23, 2023	October 09, 2023
November 27, 2023	November 13, 2023
December 18, 2023	December 04, 2023

* Moved to the third Monday (Memorial Day)

* Moved to the third Monday (Christmas)