



Zoning Ordinance-Section 905.1. Form of Petitions.

Petitions to amend the text of the Zoning Ordinance or the Zoning Map shall be on such form as the Zoning Administrator and/or Development Services Director shall specify and include all the information necessary for full review and consideration by the City Council. This includes but not limited to the text of the proposed Ordinance, a map of the area to be rezoned and a statement explaining the nature of the proposed change, the reasons for the change and the effects anticipated from the change.

Any petition to rezone land shall be signed by all owners of the land proposed to be rezoned, or by their authorized agents. All petitions shall be accompanied by a fee and the Zoning Administrator and/or Development Services Director shall determine if the petition is complete.

APPLICANT'S JUSTIFICATION FOR REZONING

In reviewing a proposal for a change, the Planning Board and the City Council will consider the character of the area to be rezoned, the peculiar suitability of the land, the effect that the rezoning might have on the public facilities and services, and the general health, safety, and welfare. The specific text considered in a rezoning is considering all the uses and development standards in each zone and what zone best achieves or is most in harmony with the comprehensive plan.

Procedure: Petitions to amend the zoning ordinance or subdivision regulations are reviewed by the Development Services Director and Development Services staff. When the Development Services Department determines a petition is complete, it is submitted to the Planning Board for a recommendation. Public Notices will be printed in the newspaper. The Planning Board recommendation is referred to the City Council. A public hearing will be held before the City Council votes on the proposal. It is the responsibility of the petitioners to keep apprised of meeting dates and attend all meetings.