

CHAPTER TWO

PROCEDURES

2.6 CODE AMENDMENT AND REZONING

- A. **Approval Criteria.** In order to maintain internal consistency between this Code and the Zoning Maps, map amendments must only occur if:
1. The existing zoning was in error at the time of adoption; or
 2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth/growth trends, deterioration, redevelopment, *etc.*;
 3. The proposed rezone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations;
 4. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of development allowed by the proposed zoning;
 5. The supply of comparably zoned land in the surrounding area is inadequate to accommodate the community's needs; and
 6. The community will benefit from the proposed zone.
- B. **Decision-Maker.** The Director and Planning Commission shall make recommendations and the City Council shall make the final decision. Either the Planning Commission or the City Council may add additional property to be considered for a zoning change if such additional property is identified in the notice, in accordance with Section 2.3.B.6.
- C. **Application and Review Procedures.** Application requirements and processing procedures are in Table 2.1 and Section 2.3.B except:
1. **Text Amendment.** An application for an amendment to the text of this Code shall address in writing the reasons for the proposed amendment.
 2. **Notice.**
 - a. **Property Sign.** Notice signs are not required for a rezoning request initiated by the City as a City-wide or area plan process, nor for a text amendment.
 - b. Mailed notice is not required for a rezoning request relating to more than five percent (5%) of the area of the City and/or related to a City-wide or area plan process, nor for any text amendment request. The Director shall give notice in a local newspaper of general circulation (Section 2.3.B.6).