

REZONING REPORT *

CASE NUMBER: Z-_____-_____

APPLICANT/AGENT: _____

REQUEST: _____

CASE HISTORY: _____

LOCATION: _____

SITE SIZE: _____

PROPOSED USE: _____

ADJACENT ZONING AND EXISTING LAND USE:

North:

South:

East:

West:

* **NOTE:** This report is to assist the Planning Commission to determine their findings from the evidence presented at the hearing so as to base their rezoning recommendation on the required 17 factors found in Section 11-100 H of the Zoning Regulations. The responses initially provided need to be evaluated with the evidence and reworded as necessary to reflect the Commission's considered opinion. Conditions attached to the motion, if any, should be carefully worded to provide instructions to the applicant and facilitate enforcement by the Zoning Administrator. A copy of the report should be provided to the applicant before the hearing. The completed report can be included within the minutes following the statutory required summary of the hearing or attached thereto. The minutes and report should be forwarded to the Governing Body within 14 days to serve as a basis for their decision.

BACKGROUND INFORMATION:

FACTORS AND FINDINGS:**

1. What are the existing uses and their character and condition on the subject property and in the surrounding neighborhood? (See Adjacent Existing Land Use on page 1 of 4.) _____

2. What is the current zoning of the subject property and that of the surrounding neighborhood in relationship to the requested change? (See Adjacent Zoning on page 1 of 4.) _____

3. Is the length of time that the subject property has remained undeveloped or vacant as zoned a factor in the consideration? _____
4. Would the request correct an error in the application of these regulations? _____
5. Is the request caused by changed or changing conditions in the area of the subject property and, if so, what is the nature and significance of such changed or changing conditions? _____

6. Do adequate sewage disposal and water supply and all other necessary public facilities including street access exist or can they be provided to serve the uses that would be permitted on the subject property? _____

7. Would the subject property need to be platted or replatted or in lieu of dedications made for rights-of-way, easements, access control or building setback lines? _____

**** NOTE:** Of those factors considered as relevant to the requested change in zoning district classification or boundary, not all factors need to be given equal consideration by the Commission in deciding upon its recommendation.

8. Would a screening plan be necessary for existing and/or potential uses of the subject property? _____

9. Is suitable vacant land or buildings available or not available for development that currently has the same zoning as is requested? _____

10. If the request is for business or industrial uses, are such uses needed to provide more services or employment opportunities? _____

11. Is the subject property suitable for the current zoning to which it has been restricted? _____

12. If the request was approved, would the uses which would be permitted on the subject property be compatible with the uses permitted on other property in the neighborhood? _____

13. Would the request be consistent with the purpose of the zoning district classification and the intent and purpose of these regulations? _____

14. Is the request in conformance with the Comprehensive Plan and does it further enhance the implementation of the Plan? _____

15. What is the nature of the support or opposition to the request? _____

16. Are there any informational materials or recommendations available from professional persons or persons with related expertise which would be helpful in its evaluation? _____

17. By comparison, does the relative gain to the public health, safety and general welfare outweigh the loss in property value or the hardship imposed upon the applicant by not approving the request? _____

CONDITIONS: (Determine conditions, if any, applicable to the case with rewording if necessary and add additional conditions as deemed desirable.)

1. **Platting:** That (all) (or a portion of) such property to be platted (or replatted) and recorded within one year from the date of Governing Body approval or the case be considered disapproved and closed, and that the Ordinance effectuating the zone change not be published by the City Clerk until the final plat has been recorded with the Register of Deeds during the period stated above.

2. **Dedication:** That, in lieu of platting, a dedication be made before the effectuating ordinance is published for (an additional _____ foot right-of-way to the _____ side of _____) (and) (a _____ foot easement located on _____ for (utility) (drainage) (screening) (_____) purposes) (and) (total access control along _____ with not more than _____ openings permitted which are not more than _____ feet wide and not less than _____ feet from the corner of the property at the street intersection) (and) (a building setback line of _____ feet on _____.)

3. **Screening Plan:** That a screening plan be submitted to the Planning Commission for approval prior to the issuing of a zoning permit.

4. **Site Plan:** That a site plan be submitted to the Planning Commission for approval prior to the issuing of a zoning permit.

5. **Annexation:** That an annexation ordinance be approved and published prior to the effectuating ordinance for the rezoning amendment.

6. _____

cc: Applicant