

Rezoning

In reviewing a request for a change of zoning district designation, the applicant must demonstrate that the application is consistent with the below criteria. The Planning and Development Board shall provide a recommendation to the City Commission on whether the application substantially meets criteria a and b and meets two of more of criteria c-e. In order for the City Commission to approve and application, it must find that the application is substantially consistent with the below criteria (meets criteria a and b and meets two of more of criteria c-e):

- a. That the petition for a change of zoning district will not result in spot zoning or contract zoning;
- b. That the proposed change is consistent with, and in furtherance of, the Goals, Objectives and Policies of the City's Comprehensive Plan;
- c. That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary;
- d. That proposed change will not adversely influence living conditions in the neighborhood; and
- e. That the proposed change is compatible with the development(s) within the same district/neighborhood.