

- c. The Planning and Zoning Commission may decide that the proposed change or changes to the approved site plan is such a significant change that it constitutes a new application and is subject to the complete site plan review provisions of this section.

5. Submittal of Revised Site Plan

The Zoning Administrator or Planning and Zoning Commission may determine that a proposed amendment to an approved site plan requires submittal of a revised site plan for proper evaluation. Such revised site plan shall only include those components of the site plan submittal package impacted by the proposed change. Until such revised site plan is submitted, the application shall not be considered complete.

Nothing within this section shall prevent an applicant from submitting a revised site plan with the amendment application at the time of initial submission.

4.6 SPECIAL USE

A. Purpose

The development and execution of a Zoning Ordinance is based upon the division of the City into districts. Within each district the use of land and buildings, and the bulk and location of buildings and structures in relation to the land, are substantially uniform. It is recognized, however, that there are specific uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location. Such uses may be either public or private, and are of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.

B. Initiation

An owner of the subject property may file an application to use such land for one (1) or more of the special uses provided for in this Ordinance within the zoning district in which the land is situated or to change an existing special use.

C. Authority and Execution

The City Council, after receiving a recommendation from the Planning and Zoning Commission, shall take formal action on special use requests.

D. Procedure

An application for a special use shall be filed with the Zoning Administrator. All applications for a special use shall be filed in accordance with the requirements in Section 3.2 (Application). Once it is determined that the application is complete, the Zoning Administrator shall schedule the application for consideration by the Planning and Zoning Commission. No special use application shall be considered unless accompanied by a site plan for review by the Planning and Zoning Commission. (See Appendix B for Flowchart 4: Special Use Process.)