

G. Limitations on Special Uses

1. If work on the proposed development has not begun within two (2) years from the date the special use was granted by the City Council, the special use shall become null and void and all rights granted pursuant to the special use shall lapse. Upon written application, filed with the Zoning Administrator prior to the expiration of the two (2) year time limit, the City Council may authorize not more than one (1) extension for a period of not more than one (1) additional year.
2. Whenever an existing special use is changed to or replaced by a permitted use, or whenever a special use is discontinued for a period of six (6) consecutive months, or where there is evidence of a clear intent on the part of the owner of the special use to abandon same, the special use shall become null and void and all rights thereunder shall lapse. In the case where a special use is discontinued, upon written application filed with the Zoning Administrator prior to the expiration of the six (6) month time limit, the City Council may authorize not more than one (1) extension for a period of not more than six (6) additional months.
3. Modification of an element of an existing special use which is material to its nature (such as structural change, relocation or change in use) shall be authorized only in accordance with the same procedures as those required by this Ordinance for a new special use.

H. Limitations on Denials

No application for a special use, which has been denied, by the City Council or Planning and Zoning Commission shall be reconsidered for a period of one (1) year from that date of denial.

4.7 PLANNED DEVELOPMENT

Where permitted within district regulations, planned developments shall be considered special uses, and subject to the process and requirements of both special uses (Section 4.6 (Special Uses) above) and planned developments. See Section 5 (Planned Developments) of this Ordinance for planned development process and requirements.

4.8 ZONING AMENDMENT

A. Purpose

The regulations imposed and the districts created by this Ordinance may be amended from time to time in accordance with this Section. This process for amending the Zoning Ordinance text or the Zoning Map is intended to permit modifications in response to changed conditions or changes in City policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party.

B. Initiation

An owner of any property in the City or the City may propose text or map amendments.

C. Authority and Execution

The City Council, after receiving a recommendation from the Planning and Zoning Commission, shall take formal action on requests for text or map amendments.