

TABLE 1: STANDARDS FOR ZONING AMENDMENTS

	Standards	Map Amendments	Text Amendments
	The existing use and zoning of nearby property.	X	
	The extent to which property values of the subject property are diminished by the existing zoning.	X	
1	The extent to which the proposed amendment promotes the public health, safety, comfort, convenience and general welfare of the City.	X	X
2	The relative gain to the public, as compared to the hardship imposed upon the applicant.	X	X
	The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one (1) or more of the uses permitted under the existing zoning classification.	X	
	The length of time that the property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located.	X	
	The evidence, or lack of evidence, of community need for the use proposed by the applicant.	X	
3	The consistency of the proposed amendment with the Comprehensive Plan.	X	X
4	The consistency of the proposed amendment with the intent and general regulations of this Ordinance.		X
5	Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.		X
6	That the proposed amendment will benefit the residents of the City as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the applicant.	X	X
7	Whether the proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Comprehensive Plan.		X
8	The extent to which the proposed amendment creates nonconformities.	X	X
	The trend of development, if any, in the general area of the property in question.	X	
	Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.	X	
9	The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.		X

F. Limitations on Denials

No application for an amendment 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.

4.9 ZONING CERTIFICATE

A. Purpose

The purpose of a zoning certificate is to promote Ordinance compliance by establishing a procedure for the City to certify that an application complies with all standards of the Ordinance.