



Application Form – Planning Commission

	Date: <input style="width: 100%;" type="text"/>
Applicant: <input style="width: 100%;" type="text"/>	
Project Address: <input style="width: 100%;" type="text"/>	
Reviewed: Application Completeness: ___ Zoning Compliance: ___ Engineering: ___	

I hereby request the following consideration: *See Other Side for additional requirements*

- Rezoning – Proposed Zoning Map Amendment.....\$400.00

Describe the purpose of the application:– be specific.

PROPERTY INFORMATION:

Property Information: (check one)		<input type="checkbox"/> Residential Use <input type="checkbox"/> Commercial Use <input type="checkbox"/> Industrial Use <input type="checkbox"/> Mixed Use	
Detail concerning property:			
Does the lot have existing structures? Yes <input type="checkbox"/> No <input type="checkbox"/>		Describe existing structures on lot if applicable:	
If yes, how many presently:			
Parcel #:		Zoning District Current and Proposed:	
Current or Previous Use:			
Flood Hazard Designated Area: <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, additional regulations may apply.			
City Engineer shall record the flood level elevation:			
Riparian Setback Area: <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, complete form associated with riparian setbacks.			
Check if you will be connecting into the following utilities: <input type="checkbox"/> Electric <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Water Line <input type="checkbox"/> Sanitary Sewer			
Please select one if applicable: Design Review District:		<input type="checkbox"/>	Richmond Street
and/or Historic Preservation District:		<input type="checkbox"/>	Bank Street
(Certificate of Appropriateness required)		<input type="checkbox"/>	Railroad Street
<input type="checkbox"/> Applicant / <input type="checkbox"/> Owner Information: signature of individual required			
Name:			
Address:		City:	State: Zip:
Phone		Email:	
Signature:			Date:
<input type="checkbox"/> Applicant / <input type="checkbox"/> Owner Information: signature of individual required			
Name:			
Address:		City:	State: Zip:
Phone		Email:	
Signature:			Date:



Information required for a Zoning Map Amendment (REZONING) Application

1. The location of the subject property or properties;
2. A description of the proposed Zoning Map Amendment application;
3. The Lake County Auditor's parcel identification number of all affected properties;
4. The current and proposed zoning of all affected properties;
5. Verification that the owner of the property or an authorized applicant is submitting the application per Section 1111.03 (a) and 1111.11 (a) (1) of the Unified Development Code; and
6. The required application fee per Section 1105.05 of the Unified Development Code.

Additional Information Required for Zoning Map Amendment (REZONING) Application

1. A scaled map identifying the subject properties including the properties' dimensions, acreage and the location of adjacent public rights of way;
2. A scaled location map indicating all land and existing zoning within 400 ft. of the subject properties; and
3. A scaled map indicating existing site conditions of the subject properties including buildings, drives, parking, detention/retention basins, wooded areas, bodies of water, and topography.
4. Any other information necessary for the evaluation of the Zoning Map Amendment application as deemed necessary by the Zoning Administrator.

An application that includes a development plan shall require a development agreement with the City where the applicant agrees to develop and use the property only in accordance with the development plan as approved by Council. The terms of the development agreement shall be established prior to the public hearing.

If the property is then rezoned, it shall be developed only in accordance with the development agreement. No building permit or certificate of compliance shall be issued in connection with the use of the property rezoned if there is any default in the performance of the provision of such development agreement. Any change or variance to a development agreement requires the authorization of City Council.

The following review criteria shall guide recommendations and decisions on rezoning applications. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

- (1) The proposed rezoning is consistent with the Comprehensive Plan, other adopted city plans, and the stated purposes of the Unified Development Code.
- (2) The proposed rezoning is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.
- (3) The proposed rezoning will promote the public health, safety, and general welfare.
- (4) The proposed rezoning is consistent with the stated purpose of the proposed zoning district.
- (5) The proposed rezoning will result efficient, logical and orderly development.
- (6) The proposed rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.
- (7) The proposed rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject parcel.