

CRITERIA FOR REZONING

Why do we need these criteria?

So we can “stick to the Plan.”

This Plan and proposed regulations are a departure from how the Commission has done its business the last twenty-five years. When the jurisdiction was zoned in the 1970s, subdistricts were established to include only existing development. Then when change was proposed, the Commission would react to individual proposals for rezoning and development. That was the best way to work at the time.

Now that we have closely looked at a whole region and determined where the growth should occur for the next twenty years, the Commission needs to operate differently. In short, there’s plenty of room in which to work, so let’s be careful about changing the layout.

What will the criteria accomplish?

No person, plan, or organization can exactly foresee the future so there are criteria that guide proposals for change. This plan isn’t perfect, times change, and new ideas emerge. Two general criteria and three specific to prospectively planned areas will guide the Commission in determining the acceptability of rezoning changes under the plan. These criteria are as follows:

JURISDICTION-WIDE

Consistency with the Plan – A proposed change must be consistent with the general provisions of the Plan, statutes, and rules.

Community Need and No Adverse Impact – The applicant must demonstrate a need for the change in the community and that it will have no adverse impact on existing resources or uses.

ADDITIONAL CRITERIA FOR PROSPECTIVELY ZONED AREAS

Unforeseen Circumstances – The Commission will rezone areas if a landowner can demonstrate that the Commission did not foresee the amount, type, or character of development needed in the area.

Contiguous Development Districts – If new development areas are needed, they should be adjacent to existing development. A haphazard growth pattern can increase costs over the long term and contribute to sprawl.

More Effective Approach – A zoning change may provide a better approach to achieving the goals of this plan and the Commission’s Comprehensive Land Use Plan.