

City Council has approved changes concerning when a rezoning request requires a Comprehensive Plan map amendment, and when rezoning requests with map amendments must be reviewed by City Council.

Comprehensive Plan amendments are no longer required if a rezoning request meets any of the following:

- The request does not involve a significant physical change resulting in new or expanded structures
- The request is less than one acre
- The request of no more than 10 acres is located within two or more future land use classifications, and at least 60% of the site lies within compatible future land use classification(s)
- The proposed residential density of the request is within 10% of the maximum or minimum residential density for the existing future land use classification
- The request is for neighborhood-oriented commercial uses in residentially designated areas if limited to the Neighborhood Business (NB), Limited Business (LB) or Limited Office (LO) zoning districts and the site is compatible with and includes direct pedestrian connections to adjacent residential areas.

(CP-07-38, Ord.No.07-233, 10-16-07)

Rezoning cases with associated Comprehensive Plan map amendments must proceed to Council for final review and action, except as follows:

In cases where a Plan amendment is associated with a rezoning application, the rezoning case shall be presented to the Zoning Commission. The rezoning case and Plan Amendment will then be forwarded to City Council for their consideration, unless there is non-appealed action for unanimous approval or any denial by the Zoning Commission on zoning map amendments associated with a Plan amendment

(CP-08-14, Ord.No. 08-196, 6-17-08)