

Rezoning Requests and Generalized Future Land Use Map Amendments

Per Council adopted policy, Generalized Future Land Use Map (GFLUM) amendments are not 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
- Requests associated with rezoning cases under the adopted LDO for neighborhood-oriented non-residential or mixed uses in residentially designated areas if limited to the Commercial-Neighborhood (C-N), Commercial-Low (C-L), Mixed Use-Low (MU-L), or Mixed Use-Medium (MU-M) zoning districts and if:
 - Public assembly spaces are limited to neighborhood scale
 - Maximum heights are limited to 50 feet
 - Total square footage for all buildings is limited to 20,000 square feet. If a mixed use project any residential or office on upper floors would not count towards this total if the ground floor is used solely for non-residential purposes.
 - Proposal incorporates similar architectural features and clear pedestrian connections to adjacent residential development
- Requests associated with rezoning cases under the adopted UDO 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-10-04, Ord.No.10-134, 9-7-10 and CP-07-38, Ord.No.07-233, 10-16-07)

Rezoning cases with associated GFLUM 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)