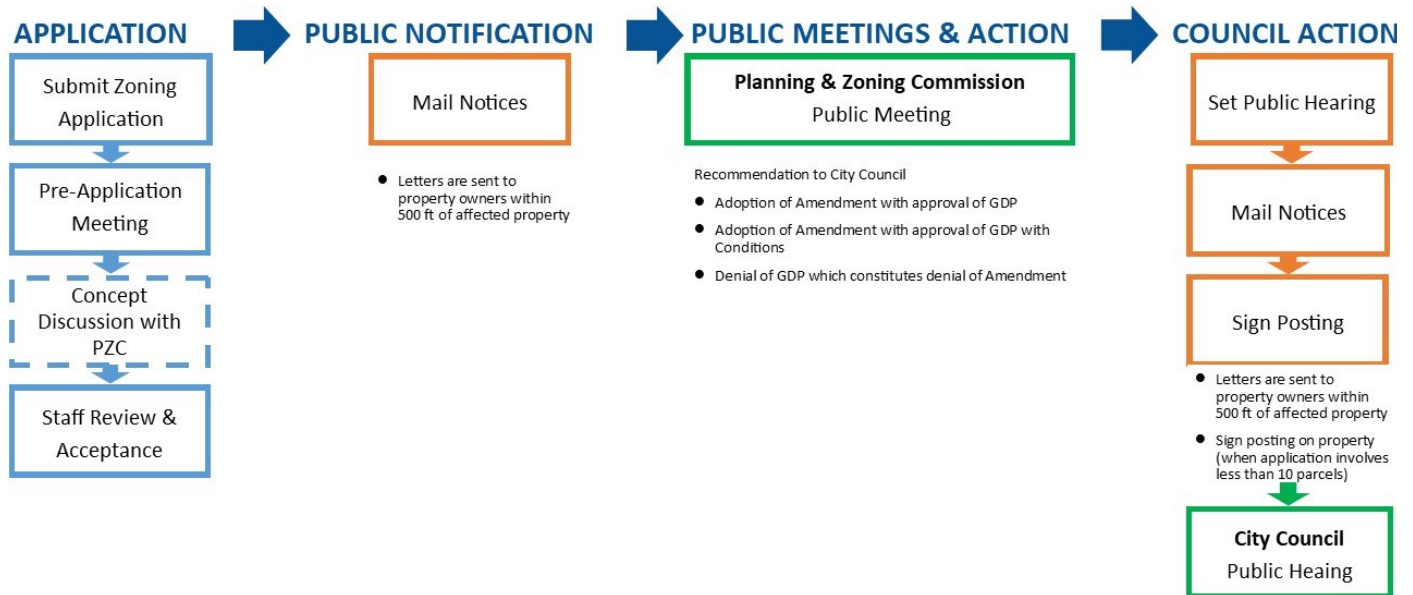


## AMENDMENT TO ZONING MAP

FEE: \$750.00 (1 parcel)  
\$1000 (multiple parcels)



### SUBMISSION PROCEDURES

To change a zoning of a property the application must be considered by the City of Tallmadge Planning & Zoning Commission and then the City Council for legislation and approval. Approval is granted in conjunction with an approved General Development Plan. An application must be submitted to the City of Tallmadge Planning & Zoning Department at least 14 days prior to the regularly scheduled Planning & Zoning Commission Meeting (held the first Thursday of each month).

- Sixteen (16) assembled sets **PLUS** one (1) electronic set of the application and all relative information as listed below and the application fee are required at time of application.

**The 16 application packets, stapled or clipped (no loose-leaf uncollated sets), must include the following:**

- General Development Plan or Site Plan (if Site Plan, refer to requirements for Site Plan Review)
  - Plot plan or development plan of the entire property being considered to scale.
  - General plans and specifications for all proposed development and construction.
  - Location of all abutting streets.
  - Location of all existing and proposed structures with dimensions.
  - Types of buildings and their uses.
- Written statement of applicable factors.
- A list of names and addresses of the owners of properties within five hundred (500) feet of all property lines.
- Vicinity map of area with one thousand (1000) feet of all property lines.
- Legal and legible description of the land to be rezoned.

#### Public Hearing and Planning & Zoning Commission Review - what to expect

At the PZC meeting, staff members and the applicant will make presentations regarding the Zoning Map Amendment Request. Neighbors, who will be notified in advance of the meeting by mail, and other interested parties will have the opportunity to comment during the public meeting portion of the meeting. The Commission will make a recommendation to City Council. It is the Commission's responsibility to make decisions based on the facts presented, within the framework set by the Zoning Code.

#### **Other Approvals:**

A Zoning Map Amendment is granted in conjunction with the approval of a General Development Plan. The granting of such will trigger further applications, which may include, but is not limited to site plan reviews or final development plans. The determination of further approvals is site specific.

## AMENDMENT TO ZONING MAP REVIEW STANDARDS

Application is hereby made for an Amendment to Zoning Map as permitted by Title 2 of the Zoning Code.

**PROJECT DESCRIPTION:**

### STATEMENT OF APPLICABLE FACTORS.

To obtain a Zoning Map Amendment, an applicant must show that the request meets the standards as listed below. Please provide a written statement and evidence regarding the standards as applicable to the amendment request.

AMENDMENT TO ZONING MAP REVIEW STANDARDS:

The PZC and City Council shall consider whether the application provides adequate evidence that the proposed district change is consistent with the applicable standards as listed. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

- The proposed amendment is consistent with the adopted City plans, and the stated purposes of this code;
  
- The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;
  
- The proposed amendment will promote the public health, safety, and general welfare;
  
- The uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity;
  
- The proposed amendment follows lot lines or the centerlines of streets, railroads, or other rights-of-way;
  
- Adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified;
  
- The proposed amendment 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;
  
- The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;
  
- The proposed amendment is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract;
  
- The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property; and
  
- The General Development Plan meets the standards set forth in the application as determined by the Zoning Administrator.

In conjunction with the Zoning Map Amendment request, a General Development Plan is to be submitted. The General Development Plan is adopted simultaneously with the adoption of the Zoning Map Amendment.

GENERAL DEVELOPMENT PLAN REVIEW STANDARDS:

- Each part of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained.
  
- The existing and proposed streets and thoroughfares are suitable and adequate to carry anticipated traffic; the project will not generate traffic in such amounts as to overload the street network outside the District; and adequate traffic control measures (i.e. turning lanes and/or signals/signs) are provided at the intersection of the project's entry roads with the existing public street. Traffic control measures may include the reservation of land for future road widening adjacent to existing public rights-of-way.
  
- The development will result in a harmonious grouping of buildings so that the area surrounding said development can be developed in a manner that is substantially compatible with the proposed development.
  
- Maximum possible privacy for adjacent residential properties shall be provided through good design and use of proper landscaping according to the Chapter.
  
- Adequate provisions are made in the final covenants and restrictions relating to the use and development of accessory buildings and structures (fences, pools, play equipment, etc.) associated with individual dwelling units; and
  
- On-site circulation shall be designed to provide for adequate fire and police protection, and safe and efficient pedestrian and vehicular circulation.
  
- The proposed development complies with all other applicable provisions of this Chapter and any other applicable standards as set forth by the Zoning Administrator.