



ZONING CODE TEXT & AREA WIDE AMENDMENT PL-ZONE

ZONING CODE TEXT AMENDMENT REQUIREMENTS

In addition to the general application requirements, the following additional information shall accompany text amendment application:

- Completed Master Planning Permit Application
- The proposed chapter, section, and page number of the zoning code to be amended.
- Proposed text changes, with new text shown in an underline format, and deleted text shown in strikeout format.

A verified statement by the applicant that the initiating individual, corporation, or agency is an owner of real property within the City.

For text changes that would allow increased residential densities or more intense uses than otherwise allowed under existing text, a traffic, water, and sewer capacity evaluation.

AREA-WIDE ZONING MAP AMENDMENT REQUIREMENTS

In addition to the general application requirements, the following additional information shall accompany an area-wide zoning amendment application:

- Completed Master Planning Permit Application
- A verified statement by the applicant that the initiating individual, corporation, or agency is the owner or are the majority owners of the land within the petition area.
- A property and/or legal description of the site.
- For map amendments which, if approved, would increase the intensity or density of permitted development, a traffic, water and sewer capacity evaluation.

In addition, an application for a zoning district map amendment (area-wide rezone) is considered complete upon submittal of a written statement of justification for granting the area-wide rezone pursuant to [GHMC 17.100.035](#) (general criteria for zoning district map amendment). Please respond to each criterion.

- A. The application for the zoning district map amendment must be consistent with and further the goals, policies and objectives of the comprehensive plan;
 - B. The application for the zoning district amendment must further or bear a substantial relationship to the public health, safety and general welfare;
 - C. No substantial detrimental effect will be caused by the granting of the application for the amendment; and
 - D. The proponents of the application have the burden of proof in demonstrating that conditions have changed since the original zoning or original designation for the property on the zoning district map.
- Written statement addressing criteria for approval.

This checklist is intended as a guide for applicants and is not a substitute for the applicable code sections.