

CITY OF CELINA
APPLICATION, for
**ZONING CHANGE or
AMENDMENT**

Fee: **\$50.00** Paid

Date filed: _____

Current zoning district: _____

Proposed zoning district: _____

Map change Text change

Applicant's name: _____

Applicant's address: _____

Applicant's phone: _____

Current use: _____

Proposed use (include any plans): _____

Location: _____

For your Application to be considered complete, the following must be attached:

- A survey and legal description of the property proposed to be re-zoned
- A vicinity map at a scale of not less than 1" = 100' showing:
 - property lines streets existing and proposed zoning
 - existing use of all buildings principal use of all properties within 300 feet of the property proposed to be re-zoned
- other _____ (as the Zoning Inspector may require)

The Applicant hereby certifies that all information on, and attached to, this application is true and correct.

Applicant or Applicant's Agent: _____

SIGNATURE

Prior to making a recommendation on a proposed re-zoning, the Planning Commission shall make a finding to determine if the following conditions exist. No re-zoning of land shall be approved prior to specific documentation finding at least one (1) of the following:

- There has been a change in demand for land which alters the information upon which the Zoning Map is based.
- A study indicates that there has been an increase in the demand for land in the requested zoning district, and as a result, the supply of land within the City's mapped as such on the Zoning Map, is inadequate to meet the demands for such development.
- Proposed uses cannot be accommodated by sites already zoned in the City due to lack of transportation or utilities, or other development constraints, or the market to be served by the proposed use cannot be effectively served by the location of the existing zoning district.
- There is an error in the Zoning Map as enacted.

In addition to the findings required to be made by subsections (A) and (B), findings shall be made by the Planning Commission on each of the following matters based on the evidence presented.

- The extent to which the proposed amendment and proposed use are in compliance with and deviate from adopted plans, goals and policies.
- The suitability of the property in question for the uses permitted under the proposed zoning.
- The adequacy of public facilities such as transportation, utilities, and other required public services to serve the proposed use.
- The effect of the proposed re-zoning on surrounding uses.
- The effect of the proposed re-zoning on the economic viability of existing developed and vacant land within the City.

The Planning Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and not solely in the interest of the applicant.