



CITY OF FARMINGTON

Rezoning Review

Please refer to *ARTICLE 20 AMENDMENT PROCEDURE* of the Zoning Ordinance for details of specific standards and procedures required for amendments to the official zoning map (rezonings).

The following steps are necessary to secure rezoning approval:

1. A rezoning application must be submitted to the Economic & Community Development Department located at 23600 Liberty Street **at least thirty (30) days** prior to the meeting at which the Planning Commission first considers the application, in accordance with the following schedule:

Application Submittal Date	Planning Commission Meeting Date
December 10, 2016	January 9, 2017
January 14, 2017	February 13, 2017
February 11, 2017	March 13, 2017
March 11, 2017	April 10, 2017
April 8, 2017	May 8, 2017
May 13, 2017	June 12, 2017
June 10, 2017	July 10, 2017
July 15, 2017	August 14, 2017
August 12, 2017	September 11, 2017
September 9, 2017	October 9, 2017
October 14, 2017	November 13, 2017
November 11, 2017	December 11, 2017

All Planning Commission meetings are held the second Monday of the month at City of Farmington Offices, Council Chambers, 23600 Liberty Street and begin at 7:00 p.m.

A special meeting may be requested by the applicant. Special meetings are held the fourth Monday of the month and subject to administrative scheduling. A fee of \$500.00 is required.

2. The following information must be provided with every application:
 - X One (1) copy of a completed and signed application form
 - X Fifteen (15) copies and one (1) digital copy of any associates plans, drawings, studies, etc.
 - X Payment of the required fee as determined by the City Council

3. If the application is deemed complete by City administration, a public hearing will be scheduled. Notice of the hearing shall be given not less than fifteen (15) days before the date of the hearing in accordance with the Zoning Act.
4. The rezoning application will be reviewed by the Economic & Community Development Department-including the Economic & Community Development Director and Building Official-and any consultants as deemed necessary by the City. Reports to be forwarded to the Planning Commission for their consideration.
5. The Planning Commission shall hold the public hearing as noticed. After comments from the public are received, the Commission shall review the application and make a recommendation to the City Council.
6. Following receipt of the findings and recommendation of the Planning Commission, the City Council shall consider the proposed rezoning.
7. No petition for rezoning that has been denied by the City Council shall be resubmitted for a period of one (1) year from the date of denial except on the grounds of new evidence or proof of changed conditions related to the reasons noted for the denial found to be valid by the Planning Commission.



CITY OF FARMINGTON

<i>For office use only</i>	
Date Filed:	_____
Fee Paid:	_____

REZONING APPLICATION

1. Project Name _____

2. Location of Property

Address _____

Cross Streets _____

3. Identification

Applicant _____

Address _____

City/State/Zip _____

Phone _____ Fax _____

Interest in the Property (e.g. fee simple, land option, etc.)

9 Property Owner 9 Other (Specify) _____

Property Owner _____

Address _____

City/State/Zip _____

Phone _____ Fax _____

Preparer of Site Plan _____

Address _____

City/State/Zip _____

Phone _____ Fax _____

4. Property Information

Zoning District _____ Area _____

Width _____ Depth _____

Current Use _____

Zoning District of Adjacent Properties to the

North _____ South _____ East _____ West _____

5. Proposed Use

G Residential Number of Units _____

G Office Gross Floor Area _____

G Commercial Gross Floor Area _____

G Industrial Gross Floor Area _____

G Institutional Gross Floor Area _____

G Other _____ Gross Floor Area _____

The Planning Commission may require additional information to determine if the proposed zoning designation meets ordinance requirements. For additional information in regard to rezoning application process please refer to Article 20 of the City of Farmington Zoning Ordinance.

6. Rezoning Application Information (Use a separate sheet if desired)

Rezoning Criteria(*)	Describe How Proposed Use Meets Criteria
The proposed zoning designation and use shall be consistent with the goals, policies, and Future Land Use Map of the City of Farmington's Master Plan.	
The proposed zoning and designation and potential uses allowed shall be compatible with the site's physical, geological, hydrological and other environmental features.	

6. Rezoning Application Information (Use a separate sheet if desired)

Rezoning Criteria(*)	Describe How Proposed Use Meets Criteria
<p>Evidence that the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.</p>	
<p>The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.</p>	
<p>The capacity of the City infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of the Village.</p>	
<p>The apparent demand for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.</p>	

