Current City Processes
Rezoning Petitions

PRIVATE DEVELOPMENT PROCESS

Concept ➔ Feasibility ➔ Commitment ➔ Pre-Submittal ➔ Application ➔ Citizen Notification*

Staff Recommendation
- Based on:
  - Consistency with adopted policies
  - Context
  - Site design
  - Site plan notes
  - Transportation/infrastructure
  - Environment
  - Compliance with ordinances
  (Not based on citizen comments)

Site Plan Review

Staff Analysis

City Council Public Hearing*
- Required by State Law
- Petitioner/agent to present petition
- Community has opportunity to provide comments to City Council and Zoning Committee
- Citizens may contact Council reps via phone, mail and email

Zoning Committee
- Zoning Committee attends Council Public Hearing
- Zoning Committee review - open to public, but no public comment during meeting

City Council Decision*
- Council makes final decisions on rezoning requests typically at next Zoning meeting
- Citizens may contact Council reps via phone, mail and email

*Opportunity for public participation
The Rezoning Process
The Rezoning Process

- **Rezoning** is the method for amending the zoning classification of one or more parcels of land.

- The city has two separate types of rezoning petitions:
  - **Conventional**
  - **Conditional**

704-336-2205
www.rezoning.org
The Rezoning Process

1) Presubmittal
2) Application Assessment
3) Citizen Notification *
4) Staff Recommendation
5) Site Plan Review
6) Staff Analysis
7) City Council Public Hearing *
8) Zoning Committee
9) City Council Decision *

* Opportunity for public participation
The Rezoning Process

- Pre-Submittal
- Application Assessment
- Staff Recommendation
- Citizen Notification
- Site Plan Review
- Staff Analysis
- Zoning Committee
- City Council Public Hearing
- City Council Decision *

Citizen Notification

- Signs (State law)
- Courtesy mail notices (Council policy)*
- Community meeting notices from petitioner – (State law)*
- Legal mail notices (State law)*
- Legal ads (State law)

* Council Policy on mail notice exceed State law requirements.
The Rezoning Process

Pre-Submittal → Application Assessment

Staff Recommendation → Citizen Notification

Site Plan Review → Staff Analysis

Zoning Committee → City Council Public Hearing

City Council Decision *

Staff Analysis

Staff recommendation based on:

• Consistency with adopted policies
• Context
• Community benefit
• Site design
• Site plan notes
• Transportation/Infrastructure
• Environment
• Compliance with ordinances

~ Not based on citizen comments ~
The Rezoning Process

- **Pre-Submittal**
- **Application Assessment**
- **Citizen Notification**
- **Staff Recommendation**
- **Site Plan Review**
- **Staff Analysis**
- **Zoning Committee**
- **City Council Public Hearing**

**City Council Public Hearing**

- Required by State Law to allow an opportunity for:
  - Petitioner/agent to present the petition
  - Community to provide comments to City Council and Zoning Committee

- Must sign up to speak with City Clerk (704-336-2248)

- Speaking time is limited to 3 minutes total if no opposition and 10 minutes per side if opposition
The Rezoning Process

Pre-Submittal → Application Assessment

Staff Recommendation ← Citizen Notification

Site Plan Review → Staff Analysis

Zoning Committee ← City Council Public Hearing

City Council Decision *

Zoning Committee

- Zoning Committee attends Council Public Hearing
- Zoning Committee review - open to public, but no public comment received during meeting
The Rezoning Process

City Council Decision

- Council makes final decisions on rezoning requests typically at the next Zoning meeting
  - In addition to speaking at Public Hearing, Citizens may contact Council representatives via phone, mail and email

Pre-Submittal ➔ Application Assessment

Staff Recommendation ➔ Citizen Notification

Site Plan Review ➔ Staff Analysis

Zoning Committee ➔ City Council Public Hearing

City Council Decision *
The Rezoning Process

- **www.rezoning.org** is our clearing house for information
  - Cases sorted by petition number
  - Site plans, staff analysis, comments from other departments available

- Staff is always available to help with questions on rezoning petitions and how to stay involved in the process