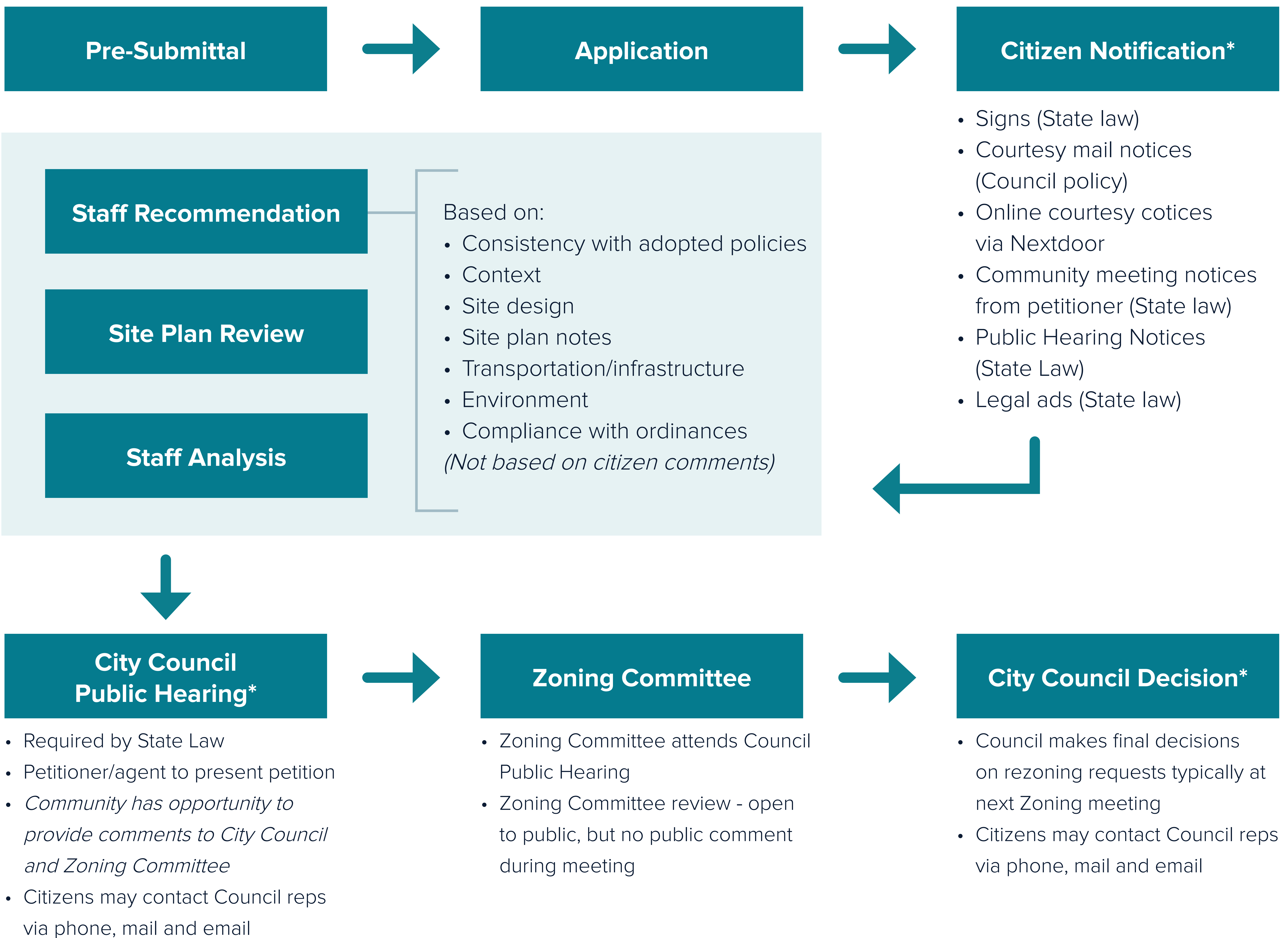


PRIVATE DEVELOPMENT PROCESS

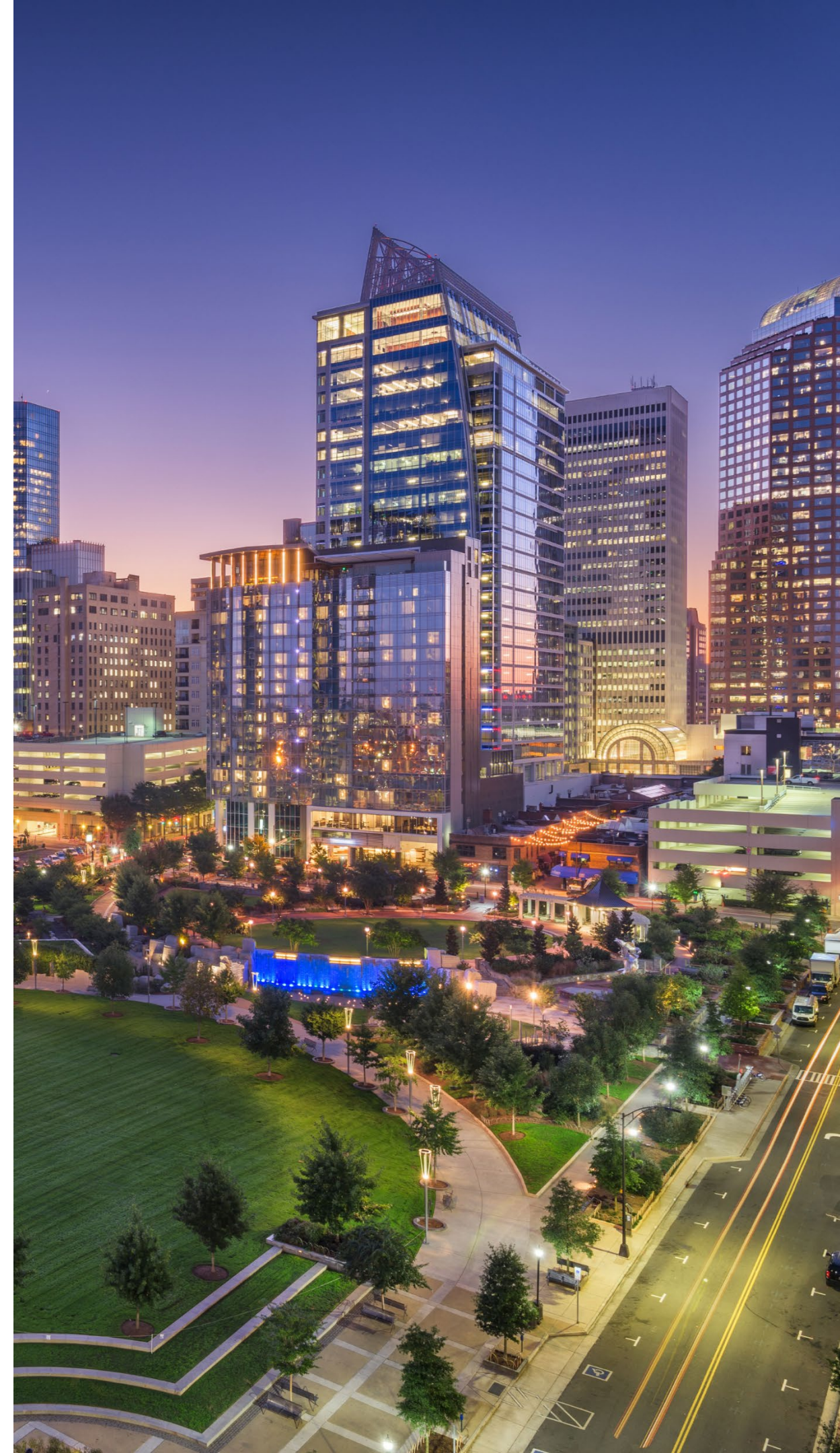


REZONING PROCESS BEGINS, IF APPLICABLE



**Opportunity for public participation*

The Rezoning Process



The Rezoning Process

REZONING

NOTICE

704-336-2205
www.rezoning.org

- **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**

The Rezoning Process

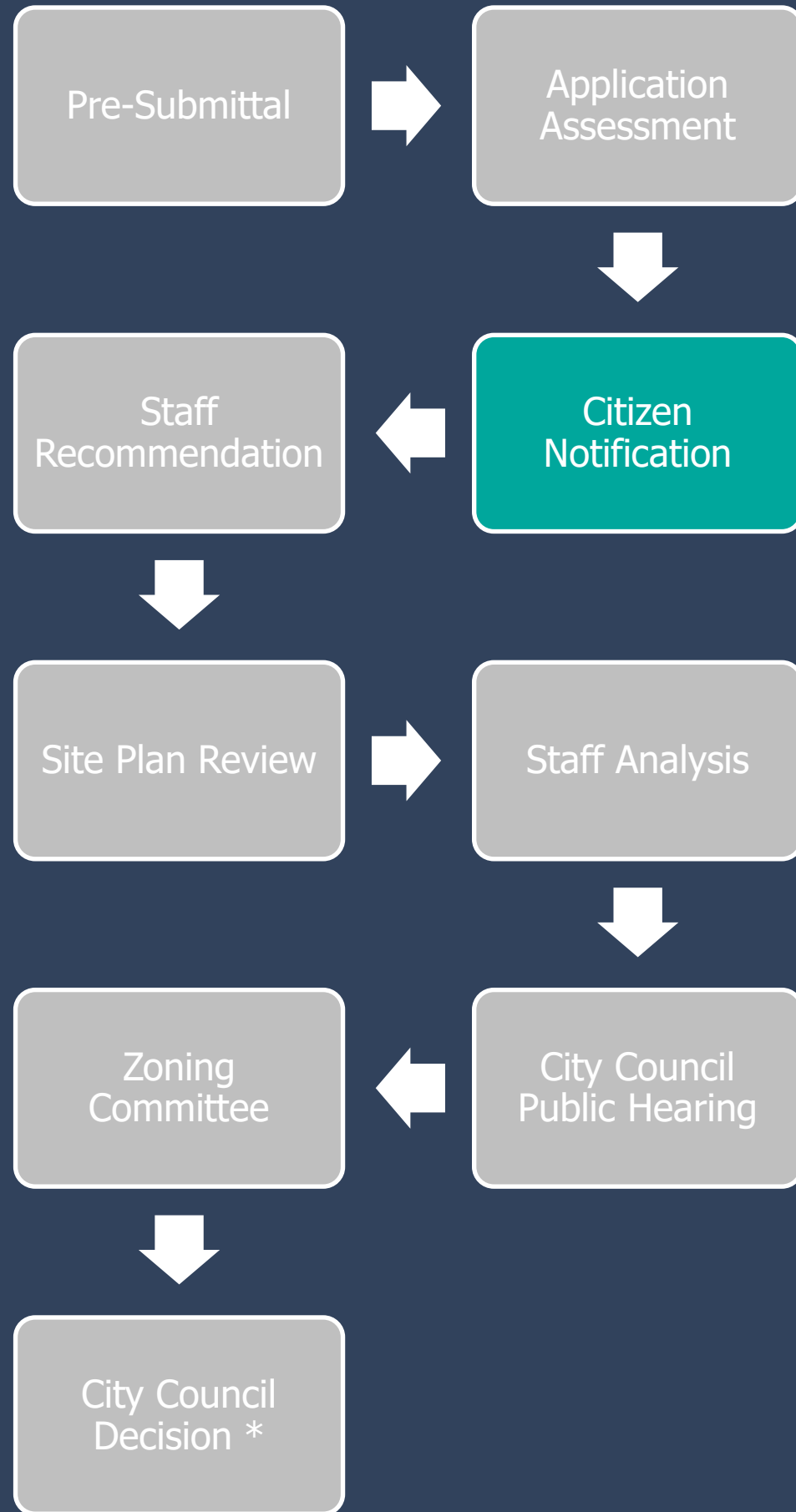


Overview

- 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

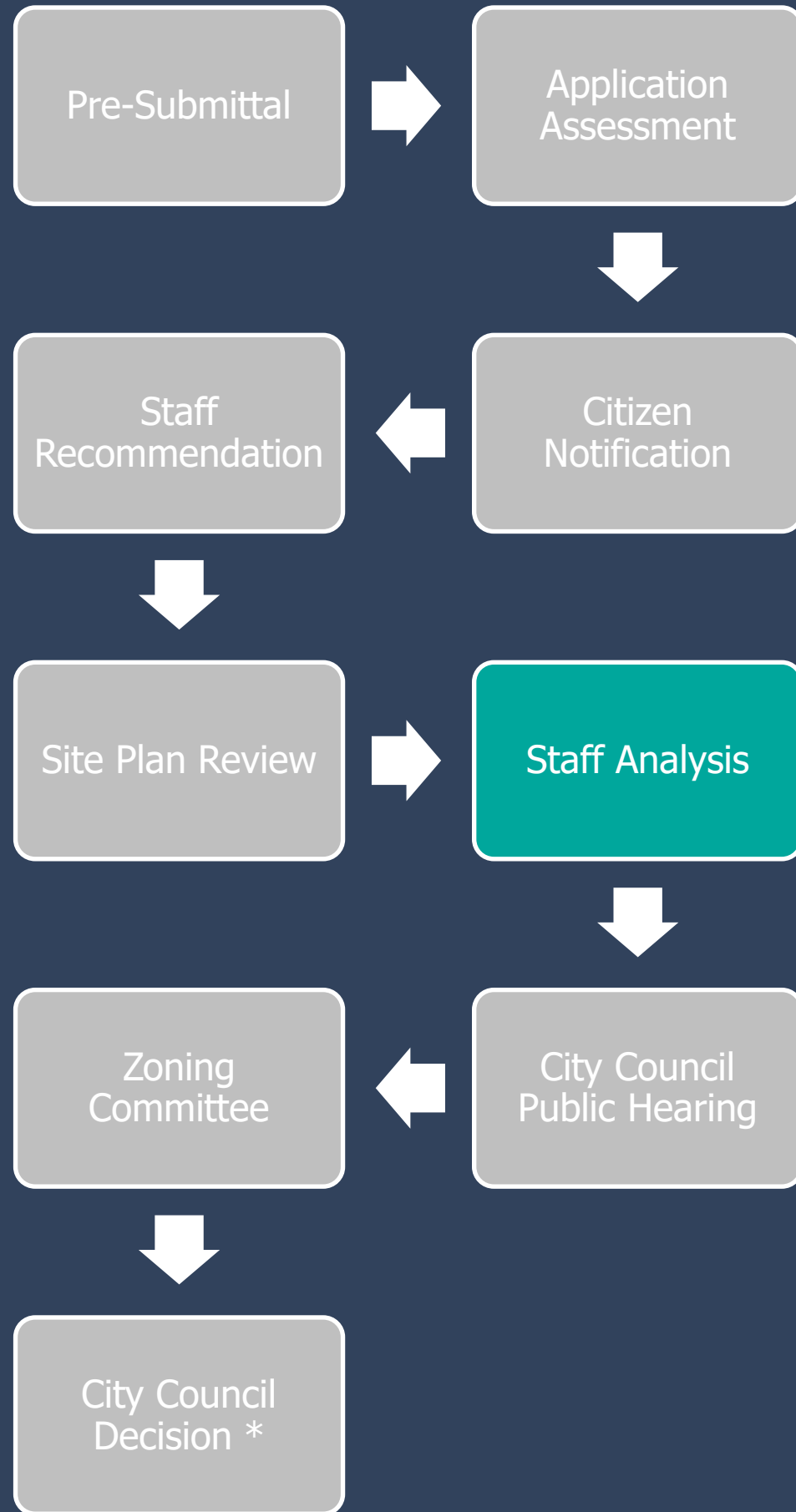


Citizen Notification

- 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



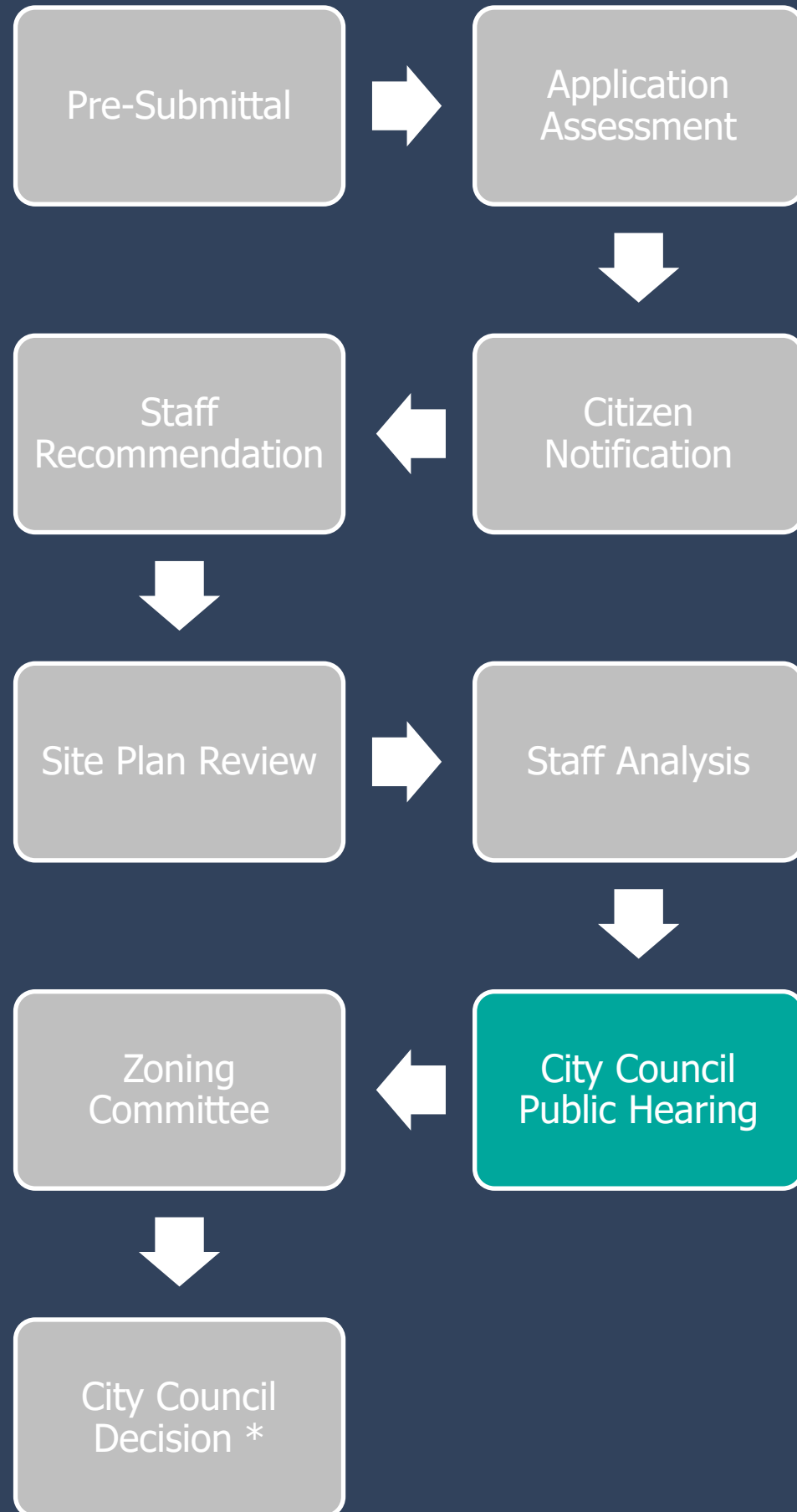
Staff Analysis

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 ~

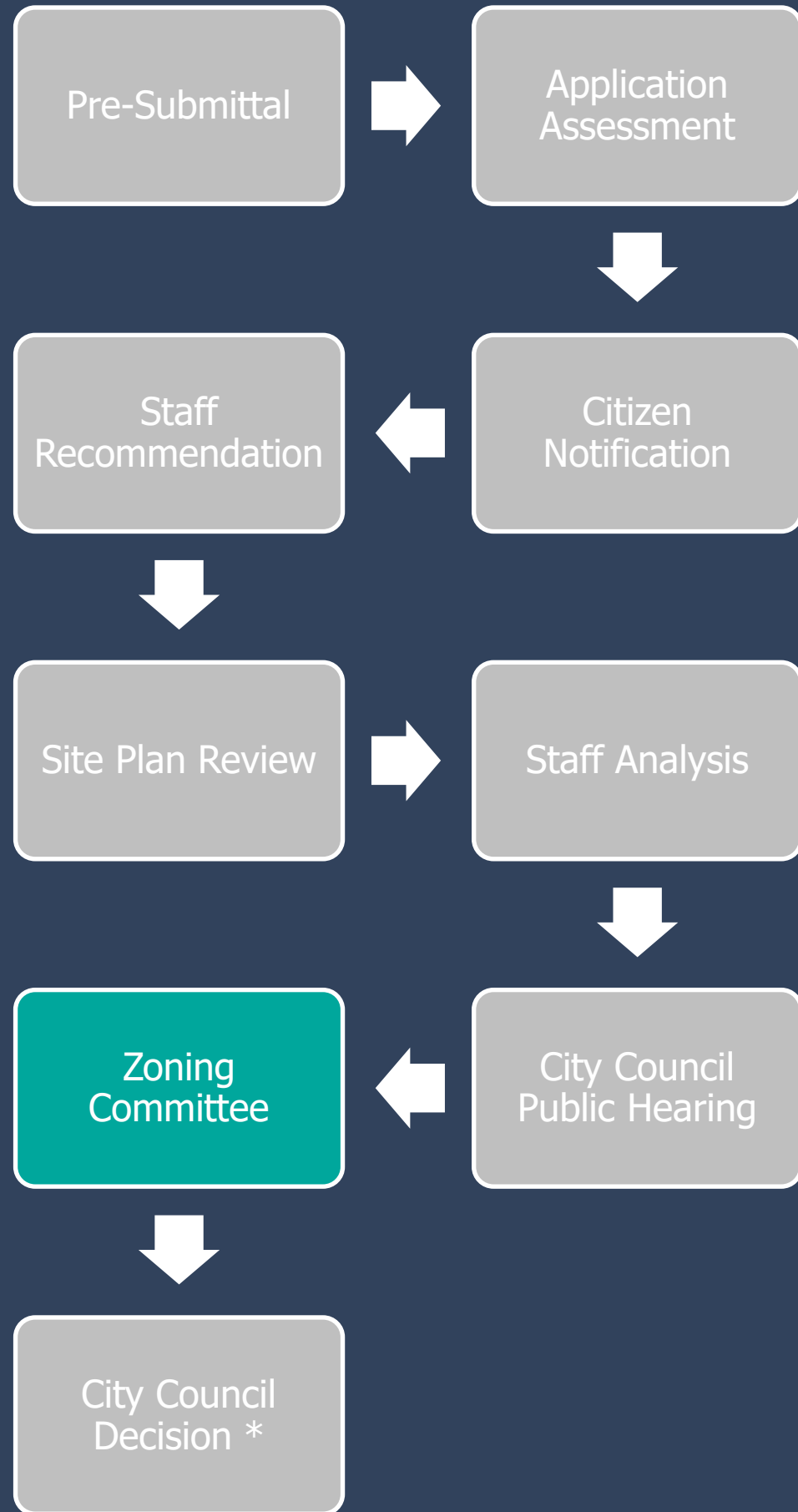
The Rezoning Process



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



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**

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