



OAKLEY CITY APPLICATION
ZONING CHANGE Application

\$2500 Fee

APPLICANT INFORMATION:

NAME: _____

PHONE NUMBER: _____

MAILING ADDRESS: _____

EMAIL: _____

AGENT (If Applicable): _____

AGENT PHONE: _____ **AGENT EMAIL:** _____

ADDRESS/LOCATION OF SUBJECT PROPERTY:

TAX ID OF SUBJECT PROPERTY: _____

CURRENT ZONING: _____ **REQUESTED ZONING:** _____

REASON FOR THE REQUEST:

SUBMISSION REQUIREMENTS:

___ **The name and address of every person or company the applicant represents.**

___ **An accurate property map showing the existing and proposed zoning classifications for subject property and all abutting properties.**

___ **An accurate legal description of the property to be rezoned.**

___ **Warranty deed or preliminary title report showing evidence that the applicant has control of the property.**

___ **If the proposed property is intended for development, the zoning change application should include a preliminary subdivision plat and (if required) a Master Planned Development sketch.**

**** Please note that you will be invoiced for the cost of public noticing. Invoice must be paid prior to date of public hearing.**

ZONE CHANGE APPLICATION PROCESS

13-8-3 Amendment Procedures

1. Amendment to Text of Code: Whenever there is initiated an amendment to the text of this Title, such amendment shall be accomplished in the following manner:
 1. A copy of the proposed amendment shall be delivered to the Planning Commission for its review and recommendation. Prior to making a recommendation, the Planning Commission shall hold a public hearing regarding the proposed amendment.
 2. The Planning Commission's recommendation shall be delivered to the City Council. The City Council shall hold a public hearing on the proposed amendment. Following the public hearing, the City Council shall either approve or deny the amendment.
2. Amendment to Zone District Map (Rezoning):
 1. If the applicant is a private landowner:
 1. An application for an amendment to the zone district map shall be submitted to the City Planner or designated planning staff member. The City Council may permit the rezoning of the property only after it has determined that said rezoning is generally consistent with the goals and objectives of the general plan, all other criteria and considerations described in this Title, and said action is necessary to promote the public health, safety and welfare of the residents of Oakley City.
 2. The application must be authorized by each owner of the real property that is located within the area to be rezoned or a duly authorized representative of each owner.
 3. Approval of an amendment to the zone district map shall not be granted until both the Planning Commission and City Council have reviewed the specific development proposal, have each held a public hearing, and determined:
 1. The amendment is generally consistent with the goals of the General Plan;
 2. The amendment is compatible with adjacent land uses and will not be overly burdensome on the local community;
 3. The specific development plan is in compliance with all applicable standards and criteria for approval as described in chapter 5 of this Title; and
 4. The amendment does not adversely affect the public health, safety and general welfare.

4. All rezoning approvals will require that the proposed project be processed as a Master Planned Development (MPD).
2. The City Council may initiate the action on its own motion or upon request of the Planning Commission or City Council.
 1. When the amendment is proposed by the City Council, the application shall contain the following:
 1. An accurate survey map or other sufficient legal descriptions.
 2. The names and addresses of all owners of real property within the area to be rezoned, or if on a large scale, clearly identifiable property lines followed upon the map.
 3. The proposed nature of the amendment.
 2. The Planning Commission shall review the proposed amendment. The Planning Commission must find that the proposed amendment is consistent with the requirements in subsection B1c of this section. Prior to making a recommendation, the Planning Commission shall hold a public hearing regarding the proposed amendment.
 3. The Planning Commission's recommendation shall be delivered to the City Council. The City Council shall hold a public hearing regarding the proposed amendment. Following the public hearing, the City Council shall either approve or deny the amendment. In order to approve the amendment, the City Council must find that the proposed amendment is consistent with the requirements in subsection B1c of this section.
3. Amendments by Ordinance: All amendments to the text of this Title and to the zone district map shall be authorized by ordinance, in the manner prescribed by state law.