

## STANDARDS FOR CODE COMPLIANCE PLANNED DEVELOPMENT (INCLUDING MAJOR AMENDMENTS), REZONING, and TEXT CHANGE (ZONING AND LAND DEVELOPMENT REGULATIONS)

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### Section 94-32(a) – Amendment and Rezoning Standards

In reviewing a proposed amendment to the text or map of this chapter, the following shall be considered:

- A. Whether the proposed amendment is consistent with all elements of the city comprehensive plan.
- B. Whether there exist changed conditions which require an amendment.
- C. Whether the proposed amendment is in conformance with all applicable portions of the city development code.
- D. Whether and the extent to which the proposed amendment is inconsistent with existing and proposed land uses.
- E. Whether and the extent to which the proposed amendment would exceed the capacity of public facilities, including but not limited to transportation, sewerage, water supply, parks, fire, police, drainage, schools, and emergency medical facilities.
- F. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment.
- G. Whether and the extent to which the proposed amendment would adversely affect property values in the area.
- H. Whether and the extent to which the proposed amendment would result in an orderly and logical development pattern, and the specific identification of any negative effects on such pattern.

**IMPORTANT: All applications for a new Planned Development shall also submit responses indicating how the application complies with the applicable requirements of Section 94-207 of the City's ZLDRs.**