

CHAPTER 1004

ADMINISTRATION – AMENDMENTS

SECTION:

- 1004-1: Amendments, Initiation
- 1004-2: Procedure
- 1004-3: Criteria
- 1004-4: Effectuation

1004-1: AMENDMENTS, INITIATION: The City Council or Planning Commission may, upon their own motion, initiate a request to amend the text or the district boundaries of this Ordinance. The procedural requirements of this section shall not apply to such proposed amendments except to the extent required by State Statute. Any person owning real estate within the City may initiate a request to amend the district boundaries or text of this Ordinance so as to affect the said real estate.

1004-2: PROCEDURE: Application for an amendment of this Ordinance (text or map) requires a public hearing and is to be processed in accordance with the procedures set forth in Section 1003-3 of this Ordinance.

1004-3: CRITERIA: The Planning Commission shall consider possible effects of the proposed amendment. Its judgment shall be based upon, but not limited to, the following factors:

- A. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.
- B. The proposed use is or will be compatible with present and future land uses of the area.
- C. The proposed use conforms with all performance standards contained in this Ordinance.
- D. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.
- E. Traffic generation by the proposed use is within capabilities of streets serving the property.

1004-4: EFFECTUATION: Approval of an amendment of this Ordinance (text or map) shall become effective upon its passage and publication.