



# GENERAL PLAN & ZONING MAP / TEXT AMENDMENT

<u>Application Number</u>
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Community & Economic Development | 2277 East Bengal Boulevard | 801-944-7000 | [www.ch.utah.gov](http://www.ch.utah.gov)

<b>Property Address</b>	
<b>Project Description</b>	
<b>Property Owner</b>	
<b>Property Owner Name</b>	
<b>Property Owner Mailing Address</b>	
<b>Applicant (if different from owner)</b>	
<b>Applicant Phone</b>	
<b>Applicant Mailing Address</b>	
<b>Applicant Email</b>	
<b>Zoning Designation</b>	
<b>Overlay Zoning</b>	
<b>Application Date</b>	
<b>Fee Paid</b>	
<b>Owner / Applicant Signature</b>	

(2) copies 11"x17" and a digital copy with PDFs of all plans must be submitted. During the pre-application meeting a staff planner will identify which items are required for submittal. Please note that ALL items check will be required at the time of formal submittal. An application will not be considered complete until all checked items are submitted in an acceptable manner.

## GENERAL

- Application Fee (See Consolidated Fee Schedule for current fees)
- Owner's name, address, and telephone number
- Title Report (not older than 60 days from application date) for all affected parcels of land
- Proposed text or map change within the context of the current ordinance or general plan / map

## WRITTEN NARRATIVE

**Please organize your narrative to clearly and thoroughly answer each of the following checked questions:**

- How will your proposed amendment conform to what is envisioned for the future of the site or area, as expressed in the General Plan?
- What level and type of development currently exists in the area? If approved, how would development of the property under the new zoning be consistent with the existing development?
- If the amendment is approved, how would subsequent development affect demand on public services and facilities such as utilities, emergency services, schools, etc.? Can you insure that any negative impact will be mitigated? How?
- If approved, how would the amendment affect public health, safety, and/or general welfare?
- Disregarding any specific development that might be envisioned for the property following any proposed rezoning, discuss all the various uses that would be allowed under the current zoning; how would the proposed uses fit better with the area than the uses that are allowed under the current zoning?
- What has changed since the zoning classification was established that makes this requested amendment necessary?
- Disregarding any benefit to the specific property owner or developer, how will your proposal benefit the community as a whole? How will it outweigh any negative impacts of the change that is proposed?
- How does the proposed amendment further the purposes of the current zoning ordinance as outlined in Title 19.02.020 ("Purpose of provisions")?
- Which of the following has arisen that is not property addressed in the current zoning ordinance or general plan?
  - The provisions of the zoning ordinance should be brought into conformity with the General Plan (note specific sections of the zoning ordinance and General Plan)
  - A change has occurred in the land market, or other factors have arisen which requires a new form of development, a new type of land use, or a new procedure to meet said change(s)
  - New methods of development or of providing infrastructure make it necessary to alter the zoning ordinance or General Plan to meet these new factors

**SITE DRAWINGS**

- Date, graphic scale and north arrow
- Zoning and General Plan classifications and current uses of properties within 300 feet
- Current plat map of all adjacent property owners within 300 feet
- ALTA survey of all affected properties

**SITE CONTEXT PHOTOGRAPHS**

- Showing the site and the context of surrounding buildings/property (no panoramic photos)
- Taken at the curb and along the property boundaries
- Show adjacent improvements and existing on-site conditions
- Aerial photographs of the site

**OTHER ITEMS**

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