

Rezoning

A rezoning is a request by a property owner to change the zoning classification of a property. Rezoning modifies the permitted uses and standards for development of that property. The property must be platted in accordance to Section 403.050 of the Unified Development Code.

Rezoning Process

A rezoning request is subject to review and approval by the Planning Commission and City Council. The process generally consists of the following steps:

1. Pre-Application Conference (optional but highly recommended).
2. Application Submittal.
3. Review and Report by Staff.
4. Planning Commission Public Hearing /Review and Recommendation.
5. Protest Petition Period (a valid protest petition must be submitted to the City prior to the City Council final action on the application).
6. City Council Public Hearing Meeting/ Review and Action.

Pre-Application Conference

Prior to submittal of a rezoning application, applicants are required to schedule a meeting with City Planning staff to review the proposed change in zoning. Contact Community Development at 228-0207 for scheduling. Useful information for the meeting includes:

- Address of property and legal description

- A detailed sketch or plat of the area
- Proposed use and zoning of the site

Application Submittal

A rezoning application, checklist, fee schedule, and a schedule of the Planning Commission meeting dates/deadlines can be obtained from the Community Development Department. A complete application, filing fee and checklist shall be submitted to the Director of Community Development **no later than noon** of the Friday deadline date, 24 days prior to the Planning Commission meeting. The applicant is also required to provide: proof of ownership, names/addresses/parcel numbers of property owners within 185 ft. of the site and a drawing identifying the 185 ft. notification area. Late applications will be scheduled for the next available meeting. All information listed on the application and checklist must be submitted for the application to be complete. Incomplete applications will not be scheduled and materials will be returned to the applicant.

Notification

The City publishes notification of the public hearings in a newspaper of general circulation within the City. The City will attempt to notify, by mail, all property owners whose property limits are within 185 ft. of the boundaries of the district proposed to be changed.

Review and Report—

Dir. of Community Development

The Director of Community Development will prepare a staff report that reviews the application in light of the Comprehensive Plan, and the applicable review criteria listed below:

1. Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance;
2. The precedents, and the possible effects of such precedents, that might result from approval or denial of the petition;
3. The ability of the City or other government agencies to provide any services, facilities, or programs that might be required if the petition were approved;
4. The effect of approval on the condition or value of property in the City or in the vicinity;
5. The consistency of the application with adopted policies of the City; and
6. The zoning and land use recommended by the Comprehensive Plan.

Planning Commission Review and Recommendation

The Planning Commission shall recommend approval, modified approval, or denial of the rezoning based on the review criteria listed above. After taking action, the Planning Commission shall

transmit a written summary of its action and proceedings to the City Council.

City Council Review and Action

Within thirty days of the closing of the Planning Commission public hearing, the City Council shall hold a public hearing on the proposed rezoning. The City Council shall act to approve, approve with modifications, or deny the proposed rezoning within sixty days of the closing date of the City Council public hearing on the rezoning.

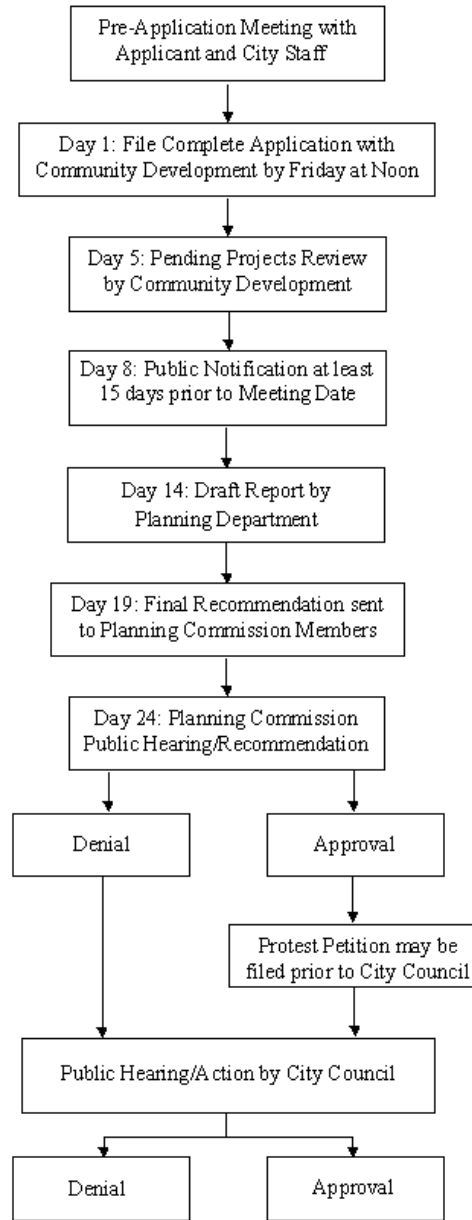
Protest Petitions

If a valid protest petition (in accordance to Section 403.030.G of the UDC) is submitted to the City prior to City Council final action on the application, an amendment to the Official Zoning Map (zoning change) shall not become effective except by the favorable vote of two-thirds (2/3) of all the members of the City Council.

Successive Applications

In the event that the City Council denies an application for an amendment to the Official Zoning Map, an application for the same or more intensive zoning shall not be re-filed for one (1) year from the advertised public hearing date of the City Council (see Section 403.030.H of the UDC for additional information).

Application Process Flowchart



Please be advised that this brochure is only a guide and may not answer every question. For more information, contact the City of Blue Springs Community Development Department by phone at 816-228-0207, or by mail at:

**City of Blue Springs
Community Development Dept.
903 NW Main Street
Blue Springs, MO 64015**

A Guide to Rezoning

Guidelines for Development in Blue Springs, Missouri



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