

PETITION TO AMEND ZONING DISTRICT BOUNDARIES

SIoux COUNTY
PLANNING AND ZONING ADMINISTRATION

210 Central Ave SW · PO Box 233
Orange City, Iowa 51041-0233
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Petitioner Information: (if multiple landowners are involved in this petition, attach a separate sheet with the following information)

Form with fields for Last Name, First Name, Home Phone, Work Phone, Mailing Address, City, State, Zip, E911 Address, E911 City, E911 State, E911 Zip.

General Property Location:

Quarter Section Township Name: Parcel Identification No.

Current Land Use:

Checkboxes for Agriculture-crop production, Agriculture-pasture/livestock, Residential (non-farm), Farmstead, Vacant, Industrial, Other, Commercial.

Current Zoning: Lot Area:

Proposed Zoning: Proposed Use:

Statement of Justification: Attach a separate, legible and reproducible written narrative addressing each of the following:

- 1. Project Description: Describe, in detail, the nature of the proposed project for which the rezoning is being requested.
2. Conformance to Adopted Plan: Demonstrate the conformance of the proposed zoning to the adopted County Comprehensive Plan and County Comprehensive Land Use Map.
3. Conformance to District Intent: Demonstrate the conformance of the proposed use and zoning to the Statement of Intent for the District, and conformance of the proposed project to the District requirements.
4. Compatibility with Surrounding Area: Demonstrate the compatibility of the proposed zoning and project with the character of the immediate vicinity and with the potential development and use of adjacent property.
5. Environmental Protection: Describe the suitability and limitation imposed by the site's natural resources for the proposed project and for potential development under the requested zoning classification. Describe measures to mitigate development impacts and/or protect environmental resources.
6. Facilities and Services: Describe the impacts of the proposed project on public/private facilities and services including, as appropriate, transportation, water, waste treatment and police or fire protection.

General Site Plan Required: A General Site Plan, which identifies all proposed lots and access drawn to scale must be attached and made part of this petition. The Site Plan shall clearly show the property under consideration and shall show all properties within 200-feet of the property under consideration. The property boundaries and property legal description shall be based on actual survey or legal description of record.

Surrounding Owners: Attach a list of names and addresses of all property owners of record within 200-feet of the property under consideration. Note the names to properties on the General Site Plan.

Required Fee: This petition shall be accompanied by a non-refundable Re-zoning Fee of \$250, payable to Sioux County.

The undersigned Petitioner certifies under oath that the foregoing information is true and correct\*.

Petitioner Date Owner Date

\*A dated and signed letter of acknowledgment must be included for each property owner within the area proposed for amendment.

For Office Use Only
Recommendation by the Zoning Commission
Action on Petition by the Board of Supervisors
Date Petition Received:
Amendment Number if Approved:
Receipt No.: (\$250 Rezoning Fee)
Petition No.
Chairman
Chairman

Excerpt from the Sioux County Ordinance (2008) –

“ Section 2. APPLICATION FOR CHANGE IN ZONING DISTRICT BOUNDARIES.

Any person may submit to the Board of Supervisors, an application requesting a change in the zoning district boundaries as shown on the official zoning map.

- 2.1 Such application shall be filed with the Administrative Officer accompanied by a fee as determined by resolution by the Board of Supervisors and shall contain the following information:
- A) The legal description and local address of the property;
  - B) The present zoning classification and the zoning classification requested for the property;
  - C) The existing use and proposed use of the property;
  - D) The names and addresses of the owners of all property within two hundred (200) feet of the property for which the change is requested;
  - E) A statement of the reasons why the applicant feels the present zoning classification is no longer valid;
  - F) A plat showing existing and proposed locations, dimensions and use of the applicant's property and all property within two hundred (200) feet thereof, including streets, alleys, railroads, and other physical features.

All fees shall be credited to a fund as established by the Board of Supervisors. Failure to approve the requested change shall not be deemed cause to refund the fee to the applicant.

- 2.2 Upon receipt of the application by the Administrative Officer a copy shall be forwarded immediately to the Commission for study and recommendation. The Commission shall prior to making a recommendation, determine the following:
- A) Whether or not the current district classification of the property to be rezoned is valid;
  - B) Whether there is a need for additional land zoned for the purpose requested;
  - C) Whether the proposed change is consistent with the current land use plan, considering such factors as:
    - 1) Whether the rezoning would result in a population density or development which would in turn cause demand for services and utilities in excess of the capacity planned for the area;
    - 2) Whether the rezoning would result in the generating of traffic in excess of the capacity of existing or planned streets in the vicinity.
  - D) Whether there is an intent on the part of the applicant to develop the property to be rezoned diligently and within a reasonable time.

2.3 The Commission shall report its determinations and recommendations to the Board within forty-five (45) days from the receipt of the application, except that when no report is issued within that time, the application will be deemed approved by the Commission. The Board shall then hold a public hearing as provided in Section 1 above.”