

Rezoning

Any person owning or having an interest in property, or the Planning and Zoning Commission, may file an application for a change in zoning district classification.

In order to change a zoning district, an application and all required material shall be submitted to the City Engineering Department. An application for a Zoning Amendment will not be placed on the Planning and Zoning Commission's agenda until the City Engineer, or his representative, has certified that the application is complete. All applicants must complete the attached application, submit a site plan, legal description, and an application fee of \$150.00 prior to consideration (Section 400.510). Please make check payable to the City of Washington.

After the Planning and Zoning Commission reviews the proposed rezoning, the Chairman will send a letter of recommendation to the City Council. The City Council will then set a hearing date for the application. Pursuant to Section 400.520, upon the filing of the recommendation and report by the Planning and Zoning Commission with respect to any proposed amendment, supplement, change, modification or repeal, or upon failure to report in thirty (30) days, the Council shall proceed to hold a public hearing in relation thereto, giving at least fifteen (15) days notice of the time and place of such a hearing, and if a proposed amendment, change or modification recommends a change in the District boundaries by rezoning of certain property, then such notice shall, in addition to the legal description of the property, contain a commonly recognized designation or address; which notice shall first be published in a newspaper having a general circulation in the City.

All requests for a Rezoning will be processed according to the following schedule:

1. Application DeadlineThree weeks prior to the Planning and Zoning Meeting
2. Planning and Zoning MeetingSecond Monday of the month at 7:00 p.m.
3. City Council schedules a Public Hearing....Third Monday of the month
4. City Council holds a Public Hearing* First meeting following a fifteen (15) day advertised notice

*Note: This Public Hearing will occur at either the first or third Monday of the month following the Planning and Zoning Commission meeting.

Property owners within 185 feet of the proposed rezoning will be notified via regular mail by the Engineering Department. This notification will be prior to the Planning and Zoning Commission meeting and City Council hearing. If protest against such proposed amendment, supplement, change, modification or repeal shall be presented in writing to the City Clerk, duly signed and acknowledged by the owners of thirty (30) percent or more within one hundred and eighty-five (185) feet from the boundaries of the district to be changed, the amendment will not become effective except by a favorable vote of at least two-thirds (2/3) of the City Council.

The City Council will vote on whether to accept, reject, or make other or additional corrections. Any such requirements shall become a part of the ordinance changing the zoning classification of such property. All rezoning actions require a favorable vote by at least two-thirds (2/3) of a majority of the full membership of the City Council if the Planning and Zoning Commission recommend against the rezoning.

The following criteria should be considered before submitting an application for proposed rezoning:

- Whether the proposed zoning district classification is consistent with the City of Washington's Comprehensive Plan
- Whether there are any changes or changing conditions in the area affected that make the rezoning necessary
- Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity
- Whether adequate utility, sewer and water facilities exist, or can be provided, to serve the uses that would be permitted on the property if rezoned
- The uses which would be permitted if the property were rezoned, and their impact on the volume of vehicular and pedestrian traffic, and traffic safety in the vicinity
- Where the proposed rezoning would correct an error in the application of the Zoning Amendment as applied to the subject property
- Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied
- Information submitted at the Public Hearing

All questions regarding the application should be directed to the Engineering Department at 636-390-1010, or email sskeen@washmo.gov

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 JEFFERSON STREET • WASHINGTON, MO 63090
636.390.1010 phone • 636.239-4649 fax

Applicant Information for Rezoning Land

Please print:

Site Address: _____

Lot # _____ Subdivision: _____

PID# _____

Applicant Name _____ Daytime phone _____

Address of Applicant _____

Name of Owner _____ Daytime phone _____

Address of Owner (if different from Applicant) _____

Site Information

Address or Legal: _____

Current Zoning: _____ Lot Size: _____

Existing Land Use: _____

Proposed Zoning and Intended Use of Property: _____

Surrounding Land Use

North _____ South _____

East _____ West _____

To the best of my knowledge and belief, the data in this application and all attachments thereto are true and correct.

Signature of Applicant Date

Signature of Landowner (if different) Date