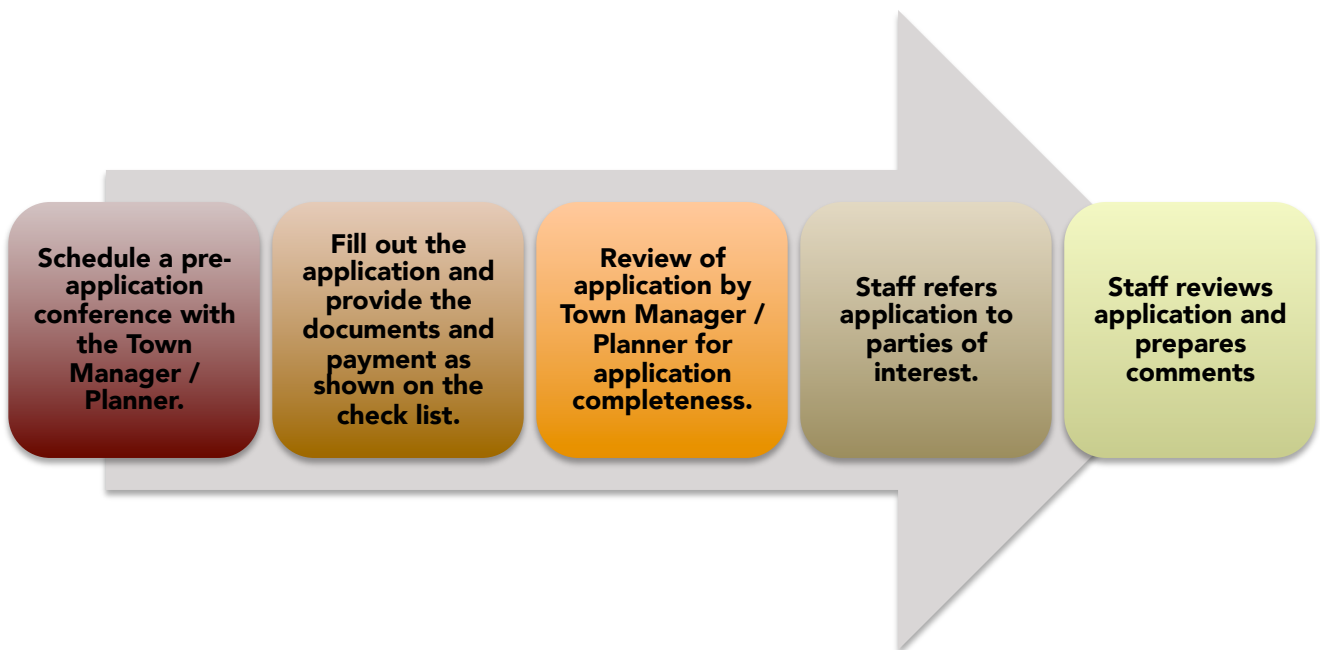

Application to Amend the Rico Land Use Code or Zone District Map

An amendment to the Rico Land Use Code is required whenever the zone district map is to be changed or amended or there is to be an amendment to the text of the Rico Land Use Code.

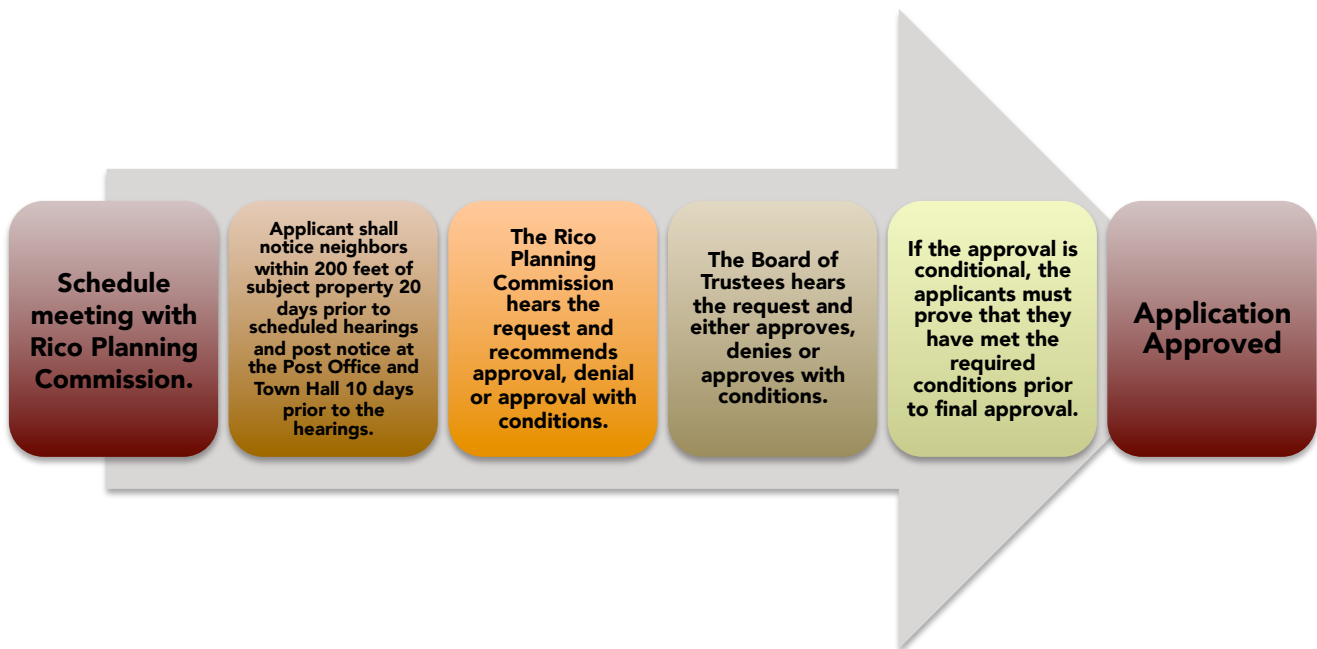
Amendment to the Rico Land Use Code or Zone District Map Process Chart



The Rico Planning Commission is authorized to review and make a recommendation to the Board of Trustees for amendments to the Rico Land Use Code or changes in the Zone District Map. Criteria for amendments to the Rico Land Use Code:

- To correct a manifest error in an ordinance establishing the zoning for a specific property.
 - To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town of Rico generally.
-

-
- The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town of Rico Regional Master Plan.
 - The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Town of Rico Regional Master Plan and the rezoning will be consistent with the policies and goals of that plan.
 - The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area.
 - A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.



Application to Amend the Rico Land Use Code or Rico Zone District Map



Applicant Name _____ Phone Number _____

Address _____ Cell Phone Number _____

Email _____ Fax Number _____

Street Address of Subject Property _____

Legal Description of Subject Property _____

Zone District of Subject Property _____

Proposed Zone District of Subject Property _____

Attachments Required:

- ☐ Two (2) 11" by 17" paper maps, one (1) electronic (pdf) site plans showing the following:

North Arrow and Scale

Notes

Legend

Adjacent lots showing existing zoning

Vicinity Map

Lot and street labels

Legal Description

Right-of-way dimensions

Lot lines with dimensions and acreage

Names of adjoining subdivisions if applicable

- ☐ If a text change is proposed, a written description of the proposed change to the text of the subject Article, including the citation of the portion of the Article to be changed and the wording of the proposed change. The description must provide the rationale for the proposed change citing specific difficulties with the existing text and similar provisions in zoning codes of other jurisdictions that support the rational of the proposed change.
-

☐ If a zoning map change is proposed, a written statement describing the proposal and addressing the following points:

- Need for the proposed rezoning
- Present and future impacts on the existing adjacent zone districts, uses and physical character of the surrounding area
- Impact of the proposed zone on area accesses and traffic patterns
- Availability of utilities for any potential development
- Present and future impacts on public facilities and services including but not limited to fire, police, water, sanitation, roadways, parks, schools and transit
- The relationship between the proposal and the Town of Rico Regional Master Plan
- Public benefits arising from the proposal

☐ Statement from County Treasurer showing the status of current taxes due on affected property

☐ Letter of agency if applicant is other than the owner of the property

☐ An application fee in the amount of \$200.00

☐ A Certificate of Mailing with names, addresses and property owned of property owners within 200 feet of subject property.

☐ A copy of the deed for the property.

I swear that the information provided in this application is true and correct and that I am the owner of the property or otherwise authorized to act on behalf of the owner of the property.

Signature: _____ Date _____

Date Application Received _____ Application Reviewed by _____

Application Fee Received _____ Date of Hearing _____

Application Complete _____ Rico Planning Commission Action _____

Mailing Notice Complete _____ Approval Subject to Conditions _____

Other comments:
