

Sidney Township
Rezoning Application

Attachment Form

Please respond to following statements in order to demonstrate compliance with the criteria for amendment of the official zoning map outlined in Section 21.05 (B) of the Township Zoning Ordinance. Please refer to Article 21 for more information related to your application.

- A. Consistency with the goals, policies and future land use map of the Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area shall be considered.

- B. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.

- C. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning;

- D. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values;

E. The capacity of Township infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the “health, safety and welfare” of the Township;

F. The apparent demand in the Township for the types of uses permitted in the requested zoning district in relation to the amount of land currently zoned to accommodate the demand;

G. Where a rezoning is reasonable given the above criteria, a determination should be made that the requested zoning district is more appropriate than another district or amending the list of permitted or Special Land Uses within the existing district;

H. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.
