



CITY OF ROSEBURG

ZONE CHANGE REVIEW

APPROVAL CRITERIA

APPLICATION FILING FEE: \$ _____

PRE-APPLICATION CONFERENCE

A pre-application conference is required for all requests, unless the Director indicates otherwise. The purpose of the conference is to provide an exchange of information regarding applicable Codes, programs, plans, and policies, and to provide technical assistance. Conceptual plans are acceptable for this process; however, the more information provided the more details can be determined.

PURPOSE

Zone district boundaries are established to delineate each zone. Zoning shall be consistent with the City of Roseburg Comprehensive Plan and shall maintain the general purpose of the Land Use and Development Ordinance and the specific purpose of the applicable zone classification.

PROCEDURE

A Zone Change request requires the decision-makers (Planning Commission and City Council) to consider both the positive and negative elements of the request via the public hearing process. If the applicant submits insufficient or unclear data it may result in denial of the application.

TYPE OF REVIEW

Zone Change applications require notice to Department of Land Conservation and Development 35 days prior to the Planning Commission hearing which forwards its recommendation to City Council. Approval requires the City Council to adopt an Ordinance that entails a first and second reading (at successive meetings) becoming effective 30 days after the second reading.

APPROVAL CRITERIA

Per Roseburg Municipal Code (RMC) Section 12.10.040, the following criteria shall be met in order to grant the request.

- The rezoning will conform to the Roseburg Urban Area Comprehensive Plan including the land use map and written policies.
- The site is suitable to the proposed zone with respect to the public health, safety, and welfare of the surrounding area.
- The rezone is consistent with the safety and performance measures of the transportation system.

FORMAT FOR APPLICANT FINDINGS OF FACT

The applicant must submit a written statement to support each criterion by facts consisting of two parts as provided in the following:

- Factual information such as the surrounding zoning, consistency with the Comprehensive Plan land use designation and applicable policies, ability of property to adequately and appropriately support uses allowed by the requested zone, etc. Facts should be referenced as to their source, plans, City plans, etc.
- An explanation of how these factors result in a conclusion that supports the criteria.

ADDITIONAL RMC PROVISIONS

Section 12.10.040 provides that reasonable conditions may be imposed which may include:

- Special yards and spaces;
- Fences and walls;
- Special parking and/or loading provisions;
- Street dedication and improvements or traffic control devices or facilities or bonds or other monetary contributions in lieu of improvements;
- Control of points of vehicular ingress and egress;
- Special provisions for signs;
- Lighting, landscaping, and maintenance of grounds;
- Control of noise, vibration, odors, or other similar nuisances.