

## REZONING (ZB)

Drawings	
	Survey
	Plat
	Conceptual Plan

Documents	
	Pre-Application Form
	All Purpose Application Form
	Warranty Deed
	Scope of Work Letter
	SCAD Letter
	<p>Criteria Letter</p> <p>Section 12-307(A)(1):</p> <ol style="list-style-type: none"> <li>a. The proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;</li> <li>b. The proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;</li> <li>c. Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;</li> <li>d. The proposed change will adversely affect living conditions in the neighborhood;</li> <li>e. The proposed change will create or excessively increase automobile and vehicular traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;</li> <li>f. The proposed change will adversely affect other property values;</li> <li>g. The proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations;</li> <li>h. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;</li> <li>i. There are substantial reasons why the property cannot be used in accord with existing zoning;</li> <li>j. The proposed zoning designation is the most appropriate designation to enhance the town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.</li> <li>k. Any such application for open space design shall be evaluated and approved based upon the criteria listed above and the following criteria:               <ol style="list-style-type: none"> <li>i. How the proposed development contributes towards the creation of a network of open space and promotes accessibility from residential areas to green space;</li> <li>ii. How the proposed development locates the required open space to benefit both the development and the community of Davie.</li> <li>iii. How the proposed development addresses the long-term maintenance of proposed open space, landscape and nature conservation areas</li> </ol> </li> </ol>

**Process**

