

§ 153.234 AMENDMENTS.

(A) *Amendments by Council.* Council may change or amend the text of the zoning ordinance, or the zoning district map.

(1) *Initiation by resolution.* Proposed changes or amendments may be initiated by Council by resolution or by motion of the Planning and Zoning Commission.

(2) *Initiation by application.* Proposed changes or amendments may be initiated by one or more owners or lessees of land within the area that is proposed to be changed by amendment of the zoning district map or by one or more owners or lessees of land to be affected by change or amendment of other provisions of the zoning ordinance.

(3) *Resubmission of application.* If a proposed amendment or supplement initiated by application is disapproved by Council another application for amendment or supplement affecting the land included in the disapproved application shall not be submitted within one year from the date of disapproval, except with a statement by the Planning and Zoning Commission of changed or changing conditions affecting the land sufficient to warrant reconsideration.

(B) *Initiation of action by owner or lessee of land.* Two copies of a provided application form shall be filed with the city not less than 20 days prior to the public hearing of the Planning and Zoning Commission at which the proposal is to be considered.

(1) *Application.* The application for any proposed change or amendment shall contain:

(a) A description or statement of the present and proposed provisions of the zoning ordinance or the proposed change of the district boundaries of the zoning district map.

(b) A description by map or text of the property to be affected by the proposed change or amendment.

(c) A statement of the relation of the proposed change or amendment to the general health, safety and welfare of the public in terms of need or appropriateness within the area by reason of changed or changing conditions and the relation to appropriate plans for the area.

(d) A list of owners of property within 300 feet of the property lines of the area proposed to be rezoned. Such list to be in accordance with the Franklin County Auditor's current tax list.

(2) *Fees.* A fee as set forth from time to time by ordinance shall be paid to the municipality for each application for any proposed change or amendment to cover the necessary administrative and advertising costs.

(C) *Procedure for consideration of proposed change or amendment.*

(1) *Procedure.* Upon receipt of an application from an owner or lessee of land or a resolution by City Council, or the passage of a motion by the Planning and Zoning Commission, the Planning and Zoning Commission shall review the proposed amendment and shall submit a recommendation to City Council. The recommendation of the Planning and Zoning Commission shall be transmitted to City Council at which time City Council shall set a date for a public hearing upon the proposed amendment.

(2) *Hearing date.* In setting the date of such a public hearing, Council shall give at least 30 days notice thereof.

(3) *Notice of hearing.* Notice setting forth the time and place of such public hearing and the nature of the proposed change or amendment shall be published on the city's website or other generally accepted medium, as designated by City Council.

(a) If the ordinance, measure or regulation intends to rezone or redistrict ten or less parcels of land, as listed on the tax duplicate, written notice of the hearing shall be mailed by the Clerk of Council by first class mail, at least 30 days before the date of the public hearing to the owners of property within and contiguous to and directly across the street from such parcel or parcels to the addresses of such owners appearing on the County Auditors current tax list or the Finance Director's mailing list and to such other list or lists that may be specified by Council, and such list of names and addresses shall be supplied by the applicant to the Clerk of Council at the time of filing.

(b) During such 30 days the text or copy of the text of such ordinance, measure or regulation, together with the maps or plans or copies thereof forming part of or referred to in such ordinance, measure or regulation and the maps, plans and reports submitted by the Planning and Zoning Commission, board or officer shall be on file, for public examination, in the office of the Clerk of Council or in such other office as is designated by Council.

('80 Code, §§ 1125.01 - 1125.03) (Ord. 21-70, passed 7-13-70; Am. Ord. 75- 03, passed 5-3-04; Am. Ord. 19-12, passed 4-23-12; Am. Ord. 22-14, passed 8-25-14)