

Town of Henrietta Zone Change Request – Criteria for Approval (Draft 3-20-18)

ZONE CHANGE REQUEST: A Zone Change Request is a formal application to the Town of Henrietta by a property owner to rezone a property to another zoning classification.

PRE-APPLICATION MEETING: Prior to filing a zone change application, it is recommended that the applicant contact the Town Engineering/Planning Department to schedule a pre-application meeting. The meeting will enable staff to review the proposal to preliminarily determine if the request is generally consistent with the Comprehensive Land Use Plan and Town ordinances. The meeting will also identify whether public services are available and/or required. This pre-application determination shall not be deemed an approval or denial of the zone change, but that the application process can proceed.

APPLICANT RESPONSIBILITY: The applicant for a zone change is responsible for providing facts and analyses which demonstrates that the proposed zone change meets the Town's zone change criteria. The supporting information demonstrating compliance with the criteria must be provided with the completed application form or the application will be deemed incomplete.

ZONE CHANGE CRITERIA: The Town shall consider the following criteria, and other relevant information including, but not limited to, comments received during a public hearing on the requested change in zoning, as well as any recommendations received from Monroe County, in reviewing and deciding on approval or denial of a zone change:

- a. The proposed change is consistent with the goals, objectives and land use policies of the Comprehensive Land Use Plan;
- b. The proposed change is consistent with the purpose and intent of the requested zoning district and any applicable overlay district;
- c. The proposed change is compatible with neighborhood character;
- d. The uses permitted by the proposed zone will not result in the significant loss or diminishment of natural, scenic, architectural or historic resources of importance;
- e. The capacities of public facilities and services are adequate to serve the subject property including, but not limited to roadways, parks and recreation, police and fire protection, schools, stormwater management, water supplies, sewer and wastewater treatment;
- f. The transportation system, including roadways, intersections, transit and pedestrian mobility within the potential impact area of the proposed zone functions adequately and will remain adequate with approval of the zone change;
- g. Vacant and underutilized lands, or the location and physical characteristics of other appropriately zoned property are not available, adequate in size, or lack specific site conditions required by the proposed use;
- h. The proposed zone will not destabilize existing uses or desired future land use patterns and uses in the area.