

A BASIC GUIDE TO REZONING LAND IN CONCORDIA, KANSAS

The following information is provided to assist individuals who wish to request rezoning of property in the City of Concordia. This is only a guide. Should you have further questions, please call the Zoning Administrator at 785.243.2670 to schedule an appointment with City staff.

WHEN IS REZONING NECESSARY?

With just one exception, when the owner of any property located in the City proposes a use which is not permitted under the zoning regulations which apply to that property, the owner or his/her authorized representative must apply to have the zoning changed before using the land for that proposed use. The exception? When a property owner has what is known as a lawful, nonconforming use, a rezoning generally is not required. See the City staff to learn whether you have nonconforming use status.

WHO WILL APPROVE THE REZONING?

The City Commission ultimately approves or disapproves an application for rezoning, after receiving a recommendation from the Planning Commission. The recommendation of the Planning Commission goes to the City Commission regardless of whether it is a recommendation for approval or disapproval of the rezoning application. The request for rezoning must meet certain legal standards and requirements.

HOW DO YOU GET STARTED?

Call the Planning Office to schedule a meeting with staff. Mail the completed application to the office along with a letter outlining your intent with a telephone number where you can be reached. At the pre-application meeting (in person or by telephone), you will review your proposed rezoning and existing and proposed plans/policies which may affect your property. Please bring (or send) the address and/or legal description of the property and your tentative plans for using the property. At this meeting, the staff will discuss with you additional information that will be needed before a request is submitted, procedures, fees and the Planning Commission meeting schedule.

WHAT DO YOU NEED TO SUBMIT?

A completed rezoning request which includes: a completed application which includes a signed verification, certificate of ownership, a \$100 application fee; and a list of all owners of property within 200 feet of the property line of the property proposed to be rezoned. The property ownership list can be obtained from several sources, including an abstract service.

Completed applications must be submitted a minimum of 30 days prior to the Planning Commission public hearing to provide time for the necessary legal publications, notification of adjacent property owners and the Planning Office review process. Planning Commission meetings are typically held on the fourth Tuesday of each month beginning at 7:00 p.m. at City Hall.

WHAT HAPPENS AT THE PLANNING COMMISSION MEETING?

The Planning Commission will hold a public hearing to consider your request. You or your representative should be present to explain your request. Other interested parties will be allowed to speak at the public hearing or letters they have mailed in prior to the meeting voicing their support or concerns will be read into the record. Following the close of the public hearing the Planning Commission will discuss the request and may either continue the matter or vote on your request. Its recommendation will be forwarded to the City Commission for action no sooner than 14 days following the Planning Commission hearing date. The recommendation of the Planning Commission may be for approval, approval with conditions, or denial.

WHAT HAPPENS NEXT?

Approximately three weeks after action by the Planning Commission, the rezoning request and the Planning Commission's recommendation will be considered by the City Commission. You or your representative should plan to attend the meeting to answer any questions on your request.

If the Planning Commission has recommended approval of the rezoning request and the City Commission agrees, then an ordinance approving the rezoning will be adopted. The ordinance is not in effect until its publication in the official City newspaper.

If the City Commission does not agree with the Planning Commission recommendation, that recommendation may be overridden by a 2/3 majority vote of the City Commission; or,

the request may be returned to the Planning Commission for reconsideration, together with

a statement specifying the basis for the City Commission's decision not to approve or disapprove. Following the reconsideration of the issues, the Planning Commission will either return the same recommendation or a different one to the City Commission which then, by simple majority vote, will approve, amend, or deny the rezoning request.

If a protest petition against the rezoning amendment is filed in the office of the City Clerk within 14 days after the date of the conclusion of the public hearing and is signed by the owners of record of 20% or more of any real property proposed to be rezoned or by the owners of record of 20% or more of a total area required to be notified of the proposed rezoning of a specific property, excluding streets and public ways, the rezoning can only be approved by a three-fourths (3/4) supermajority vote of all of the members of the City Commission.