

CITY OF GRAHAM CONDITIONAL REZONING APPLICATION



Conditional zoning districts are zoning districts in which the development and use of the property is subject to predetermined ordinance standards and the rules, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to the particular property.

A conditional zoning district allows particular uses to be established only in accordance with specific standards and conditions pertaining to each individual development project. Some land uses are of such a nature or scale that they have significant impacts on both the immediately surrounding area and on the entire community, which cannot be predetermined and controlled by general district standards. There are also circumstances in which a general district designation allowing such a use by right would not be appropriate for a particular property even though the use itself could, if properly planned, be appropriate for the property consistent with the objectives of these regulations, the adopted land use plan, and adopted district and area plans. The review process established in the Development Ordinance provides for the accommodation of such uses by a reclassification of property into a conditional zoning district, subject to specific conditions, which ensure compatibility of the use with the use and enjoyment of neighboring properties. A conditional zoning district is generally not intended for securing early zoning for a proposal, except when that proposal is consistent with an approved district or area plan or the proposal can demonstrate that public infrastructure needed to serve the development will be made available in a reasonable time period.

Please check the following conditional zoning district category in which you are applying to be rezoned:

Conditional Residential District Conditional Office and Institutional District
Conditional Business District Conditional Industrial District
Conditional Mixed Use Residential District
Conditional Mixed Use Commercial District

For a complete description of the above conditional zoning districts, along with their table of permitted uses, visit the City of Graham Inspections, Planning, and Zoning website at <http://www.cityofgraham.com/planningtest02.htm> and click on the “City of Graham Development Ordinance”. You may also view or purchase a copy of the *Development Ordinance* at the Planning and Inspections Department located at City Hall. The conditional zoning district descriptions begin at Section 10.127 on page 4-23 in the *Development Ordinance*.

- Application deadline is the 25th of the month
- Application fee is \$100
- Attach 13 copies of the site plan (see attached requirements)

**City of Graham
Conditional Rezoning Application**

Date: _____

Ownership Information:

Property Owner: _____

Owners Address: _____

Location of Property:

Property Address: _____

Alamance County Tax Map Number: _____

Property Information:

Current Zoning District(s): _____ Proposed Conditional Zoning District: _____

Total Site Acres/Square Feet: _____

Specify the actual use or uses intended for the property from Section 10.135, Table of Permitted Uses: (include attachment if more space needed):

Name of Agent

Agent's Address

City, State, Zip

Telephone #

Fax Number #

Signature of Agent

Name of Owner(s)

Address of Owner(s)

City, State, Zip

Telephone #

Fax Number #

Signature of Owner

The Following Must Be Provided, If Applicable:

- Site plan must be drawn to scale by a design professional licensed in North Carolina.
- A boundary survey and vicinity map showing the property's total acreage, its zoning classification(s), the general location in relation to major streets, railroads, and/or waterways, the date, and north arrow
- All existing easements, reservations, and rights-of-ways
- Areas in which structures will be located
- Proposed use of all land and structures, including the number of residential units and the total square footage of any nonresidential development
- All yards, buffers, screening, and landscaping required by these regulations or proposed by the petitioner
- All existing and proposed points of access to public streets
- Watershed locations and delineation of areas within the regulatory floodplain as shown on the Official Flood Insurance Rate Maps
- Proposed phasing, if any
- The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development
- Generalized traffic, parking, and circulation plans

The Planner, Planning Board, or City Council May Request the Following Information:

- Proposed number and general location of all structures
- Proposed screening, buffers and landscaping over and above that required by these regulations, as well as proposed treatment of any existing natural features
- Existing and general proposed topography, if available, at five-foot contour intervals or less
- The location of significant trees on the subject property
- Scale of buildings relative to abutting property
- Height of structures
- Exterior features of proposed development
- Any other information needed to demonstrate compliance with these regulations
- Proposed number and location of signs