



## REZONING

### APPLICATION OVERVIEW AND SUBMISSION MATERIALS

A Rezoning application will be reviewed in accordance with the procedures and requirements as outlined in Chapter 16, Article 25 of the Edgewater Municipal Code.

The City Council may rezone any property on its own action or on petition after public notice and hearing. A Site Development Plan (SDP) application consistent with Article 4 of Chapter 17 of Edgewater's Municipal Code shall be submitted whenever a petition for rezoning is filed. The SDP application and rezoning petition shall each be subject to its respective review process and criteria. The City Council may, in its sole discretion, combine the public hearings to be held before it on a rezoning petition and on an SDP application concerning the same property.

The Edgewater Planning Commission shall hold a public hearing on the proposed rezoning application and forward its recommendation to the City Council. City Council has final decision-making authority on all rezoning applications.

The City of Edgewater's Municipal Code, Chapters 16 can be found online at the following website address: ([https://www.municode.com/library/co/edgewater/codes/municipal\\_code?nodeId=18011](https://www.municode.com/library/co/edgewater/codes/municipal_code?nodeId=18011)).

### FEE

A non-refundable fee is required and is to be paid once an application has been submitted. A development review deposit may be required.

**ALL PLANNING APPLICATIONS ARE ACCEPTED THROUGH EDGEWATER'S ONLINE PORTAL.**

*Note: A presubmittal meeting with the City is required prior to the submission of a rezoning application.*

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### USE THE CHECKLIST BELOW AS A GUIDE OF ELEMENTS TO INCLUDE IN YOUR APPLICATION

**Certified and Stamped Survey of Property**

**Written List of all Property Owners** and mailing addresses within 100 feet of the property

**Project Narrative**

A written description addressing the nature of the application. The project narrative also must establish that it meets at least one of the following criteria:

- The land to be rezoned was initially zoned in error or the rezoning is of a technical or corrective nature in order to conform zone district boundaries with lot lines;

- Because of changed or changing conditions in a particular area or in the City generally, it is in the public interest and reasonably necessary in promotion of the public health, safety or welfare to rezone a property to encourage development or redevelopment
- The rezoning is necessary to conform to the Comprehensive Plan; or
- The rezoning is necessary to provide land for a community-related use that was not anticipated at the time of adoption of the Comprehensive Plan, but which use is generally consistent with the policies and goals of said plan, is in the public interest and is reasonably necessary in promotion of the public health, safety or welfare.

**Site Development Plan application and associated materials REQUIRED to be submitted concurrently**

**Additional Information** as may be required