



Rezoning Application- (Zoning Amendment)
Request for a Public Hearing

Dodge County Environmental Services
721 Main St N, Dept. 123
Mantorville MN 55955

Phone 507-635-6272
www.co.dodge.mn.us

Application Fee \$ 2000.00
ATF Fee \$6000.00
Recorder Fee \$ 46.00

Date Received _____
Received By _____

Applicant: _____ **Phone:** _____

Address: _____ **City, State, Zip:** _____

Applicant's Signature

Date

Property Owner: _____ **Phone:** _____

Address: _____ **City, State, Zip:** _____

Property Owner's Signature

Date

Signature of this application authorizes Environmental Services Staff to enter the property to perform needed inspections.

Property Address: _____ **City, State, Zip:** _____

Parcel I.D. Number _____ **Township** _____ **Section** _____

Legal Description _____ **# of acres** _____

Rezoning Request: From District: _____ **to District:** _____

The County Board may adopt amendments to the Zoning Ordinance and Zoning Maps. Such amendments shall not be issued indiscriminately, but shall only be used as a means to reflect changes in law, goals, policies, and/or changes in conditions of the County.

REZONING REQUESTS REQUIRE THE FOLLOWING INFORMATION:

1. A detailed description and/or reason for request including the proposed use of the property.
2. A survey of the property and legal description of the area proposed to be rezoned
3. The zoning district(s) of surrounding properties within one-half (1/2) mile of the area proposed for rezoning.

4. Detailed map with aerial photo identifying property lines, structures, natural features and the existing land uses of adjacent properties with one-half (1/2) mile of the area proposed for rezoning.

Rezoning requests shall only be approved if they are protective of general health, safety and welfare and there is a rational basis for the rezoning, supported by the Findings of Fact.

REZONING CRITERIA:

Rezoning requests recommended for approval shall meet the following:

- I. The rezoning request must be consistent with the Dodge County Comprehensive Land Use Plan, the adjacent city's comprehensive land use plan, plans for future uses in the area and applicable future land use maps.
- II. When rezoning is proposed within the Urban Expansion District, the City shall provide a written recommendation on the rezoning request which indicates:
 - a. Whether the request does or could comply with the City's Comprehensive Land Use Plan and any Future Land Use Maps, and
 - b. The proposed end use of the rezoned parcel would be conforming upon annexation to the city;
 - c. Annexation to the city is not possible or feasible at the current time.
- III. The Township shall provide a written recommendation on the proposed rezoning supported by any township issues and/or concerns on the request.
- IV. The rezoning request must not place a burden on public facilities or services as determined by the local government agency operating the public facilities or providing the services.
- V. The rezoning request would be compatible with nearby land uses.
- VI. The rezoning request would not be predicted to result in negative impacts to surrounding property values as determined by the County Assessor.
- VII. There is adequate water supply and sewage treatment to serve the uses that would be allowed in the proposed zoning district/and or the proposed use for which the property is being rezoned.

For Office Use Only

Date Rcvd _____ 15 business day _____ 60 day _____ 120 day _____