

cant responsibility with regard filing documents with the city clerk and paying said fee as is also applicable.

2. In considering an application for approval, whether on appeal or not, the city council may reduce the amount of land area included in the application, but not increase it and may change the requested classification in whole or in part, to a less intense zoning district classification than was indicated in the planning commissions required public notice.
  - e. **Approval criteria.** The criteria for approval of a rezoning are set out in this subsection. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include, but not be limited to, the following:
    1. Consistency of the proposal with the comprehensive plan;
    2. Consistency of the proposal with the purpose of this chapter;
    3. Compatibility of the proposal with the zoning, uses and character of the surrounding area;
    4. Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
    5. Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
    6. Length of time the subject property has remained vacant as zone, as well as its zoning at the time of purchase by the applicant; and
    7. Impact of the proposed development on community facilities and services, including those related to utilities, streets drainage, parks, open space, fire, police and emergency medical services.
  - f. *Successive applications.* In the event that the city council denies an application for a rezoning, a similar application shall not be considered by the planning commission for six months from the date of the denial by the city council, unless the planning commission, upon recommendation by the city planner, determines that there is a significant change in the size