

- (3) *Land Development Code amendments, including nonplanned development rezonings.* The board shall hold one (1) public hearing on each application after the due public notice is provided and shall thereafter forward its recommendation to the city commission and to the applicant in accordance with the following procedures:
- a. An application shall be filed with the planning department on a form to be supplied by the planning department, along with the appropriate fee as identified in this Land Development Code and reviewed by the SPRC (article IV of this chapter).
  - b. The application shall be reviewed based on the development order criteria contained in subsection (e) of this section.
  - c. Public notice shall be provided in accordance with subsection (f) of this section.

- (4) *Preliminary plat.* The board shall hold one (1) hearing on each application after due public notice is provided and shall thereafter forward its recommendation to the city commission and to the applicant in accordance with the following procedures:
- a. An application shall be filed with the planning department on a form to be supplied by the planning department, along with the appropriate fee as identified in this Land Development Code and reviewed by the site plan review committee (article IV of this chapter).
  - b. The subdivision plat shall be consistent with the planned development approval or zoning district regulations.

- (e) *Development order criteria.* In its review of any application requiring a development order, planned developments, special exceptions and LDC amendment applications, the board shall consider:
- (1) The proposed development conforms to the standards and requirements of this Land Development Code and will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare or quality of life.
  - (2) The proposed development is consistent with the comprehensive plan.
  - (3) The proposed development will not adversely impact environmentally sensitive lands or natural resources, including, but not limited to, waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells.
  - (4) The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare or visual impacts on the neighborhood and adjoining properties.