

public facilities, present and future transportation patterns, compatibility with existing and proposed development for the area, the recommendation of the planning commission and the board of municipal and zoning appeals, and the relation of such proposed amendment to the jurisdiction's plan; and may grant the amendment based upon a finding that there was a substantial change in the character of the neighborhood where the property is located or that there was a mistake in the existing zoning classification. The provisions of [subsection] *sub-subsection* (d) of this section relative to public hearings and official notice shall apply equally to all changes or amendments.

(d) **Hearings and notice.**—The provisions of [Sec. 2.04] *subsection 2.04* relative to public hearings and official notice shall apply equally to all changes or amendments.

“Subdivision” means the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development. It includes resubdivision and, when appropriate to the context, relates to the process of resubdividing or to the land or territory subdivided.

“Variance” means a modification only of density, bulk, or area requirements in the zoning ordinance where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property, and not the results of any action taken by the applicant, a literal enforcement of the ordinance would result in unnecessary hardship.

2.06. Hearing examiners.

(a) The city council may appoint from time to time full and part-time hearing examiners as in its discretion may be deemed necessary and appropriate and may delegate to the said hearing examiner or examiners the power to hold and conduct public hearings in any specific case as required and set forth in [Sec. 2.05] *subsection 2.05* above. Such hearing shall be conducted in such a manner and subject to such rules and regulations as may be provided by the local legislative body.

3.05. General powers and duties.

(b) **Plans for major geographic sections.**—The planning commission may from time to time approve and publish a plan as defined in [Sec. 305(a)] *subsection (a) of this section* for one or more major geographic sections or divisions of the jurisdiction.

4.01. Grant of powers.

(b) The local legislative body of a county or municipal corporation, upon the zoning or rezoning of any land or lands pursuant to the provisions of this article, may impose such additional restrictions, conditions, or limitations as may be deemed appropriate to preserve, improve, or protect the general character and design of the lands and improvements being zoned or rezoned, or of the surrounding or adjacent lands and improvements, and may, upon the zoning or rezoning of any land or lands, retain or reserve the power and authority to approve or disapprove the design of buildings, construc-