

matters: [population change, availability of public facilities, present and future transportation patterns, compatibility with existing and proposed development for the area, the recommendation of the planning commission, and the relationship of such proposed amendment to the jurisdiction's plan; and]

1. POPULATION CHANGE;
 2. THE AVAILABILITY OF PUBLIC FACILITIES;
 3. PRESENT AND FUTURE TRANSPORTATION PATTERNS;
 4. COMPATIBILITY WITH EXISTING AND PROPOSED DEVELOPMENT FOR THE AREA;
 5. THE RECOMMENDATION OF THE PLANNING COMMISSION;
- AND
6. THE RELATIONSHIP OF THE PROPOSED AMENDMENT TO THE LOCAL JURISDICTION'S PLAN.

(II) THE LOCAL LEGISLATIVE BODY may grant the amendment TO CHANGE THE ZONING CLASSIFICATION based [upon] ON a finding that there [was a] WAS:

1. A substantial change in the character of the neighborhood where the property is located; OR
2. [or that there was a] A mistake in the existing zoning classification.

(3) [A] THE LOCAL LEGISLATIVE BODY SHALL KEEP A complete record of the hearing and the votes of all members of the local legislative body [shall be kept].

(b) [An] A LOCAL LEGISLATIVE BODY MAY NOT ACCEPT THE FILING OF AN application for a [reclassification shall not be accepted for filing by the local legislative body if the application is for the] reclassification of the whole or [any] part of ANY land [the] FOR WHICH A reclassification [of which] has been [opposed or] denied by the local legislative body on the merits [within twelve (12)] IN THE 12 months [from] BEFORE the date of the [local legislative body's decision] APPLICATION.

(c) The provisions of § 4.04 [above relative to] OF THIS SUBTITLE CONCERNING public hearings and official notice [shall] apply [equally] IN THE SAME MANNER AND TO THE SAME EXTENT to [all] reclassifications.

DRAFTER'S NOTE: This section is derived without substantive change from former § 4.05(a) through (c) of this article.

In subsection (a)(1) of this section, the former reference to “, supplanted, modified,” is deleted as included within the reference “amended”.

Former § 4.05(d) of this section as it related to Washington County is