

SUGGESTED MOTIONS
Pardee Hospital Entrance & Parking Lot
P21-03 CZD

1) For Recommending Approval:

I move the City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property from MIC (Medical, Institutional, Cultural) to PCD (Planned Commercial Development Conditional Zoning District), with the following Conditions:

[PLEASE REFERENCE ATTACHED LIST OF USES & CONDITIONS WITH AMENDMENTS AS NECESSARY]

The motion is based on the site plan submitted by the applicant and subject to the limitations and conditions stipulated on the List of Uses and Conditions, finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest for the following reasons:

[PLEASE STATE REASONS; SEE STANDARDS BELOW THAT, PER SECTION 11-4 OF THE CITY ZONING ORDINANCE, SHALL BE CONSIDERED PRIOR TO ADOPTING OR DENYING A ZONING MAP AMENDMENT]

2) For Recommending Denial:

I move the City Council deny the application to rezone the subject property for the following reasons:

[PLEASE STATE REASONS; SEE STANDARDS BELOW THAT, PER SECTION 11-4 OF THE CITY ZONING ORDINANCE, SHALL BE CONSIDERED PRIOR TO ADOPTING OR DENYING A ZONING MAP AMENDMENT]

ZONING ORDINANCE STANDARDS FOR ZONING MAP AMENDMENTS

1. **Comprehensive Plan Consistency.** Consistency with the Comprehensive Plan and amendments thereto.
2. **Compatibility with surrounding uses.** Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.
3. **Changed conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment.
4. **Public Interest.** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare.
5. **Public facilities.** Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment.
6. **Effect on natural environment.** Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife.