

Zoning Ordinance Map Amendment

Sections 4-1 and 11-1 of the City Zoning Ordinance. The following are required to constitute a complete application for a zoning map amendment: This form and the property owner(s) signature(s), if applicable. Appropriate fees. A survey and/or metes and bounds description of the property. Applications for zoning map amendments are due at least 30 days prior to any Planning Board Meeting.

Date:

2/19/2024

Address/Location of Property:

60 Hope Creek Ln & 184 Powell St

Current Zoning:

R15

Proposed Zoning:

R6

List the adjacent property parcel numbers and uses.

PIN or PID #

9578364839

Adjacent Property Use:

School

PIN or PID #

9578463372

Adjacent Property Use:

Flood zone/ Farming

PIN or PID #

9578363385

Adjacent Property Use:

Single Family

PIN or PID #

9578365670

Adjacent Property Use:

Single Family

Applicant Name:

Paco

First

Hernandez

Last

Address

P.O Box 2826

Address Line 1

Address Line 2

Hendersonville

City

North Carolina

State

28793

Zip Code

Phone

Email

Property Owner Name:

Paco

First

Properties LLC

Last

Address

P.O Box 2826

Address Line 1

Address Line 2

Hendersonville

City

North Carolina

State

28793

Zip Code

PIN or PID #

9578366473 & 9578368361

Signature

Printed Name:

Pascual

First

Hernandez

Last

Official Use Only:

Date Recieved:

Received By:

Fee Received:

Section 11-4 Standards: The advisability of amending the text of thei Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

a) Comprehensive Plan Consistency. Consistency with the Comprehensive Plan and amendments thereto.

b) Compatibility with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.

c) Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment.

d) 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.

e) Public facilities. Whether and to the extent 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.

f) 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, stormwater management, streams, vegetation, wetlands and wildlife.

