

Entry #: 13 - 8/2/2024

Status: Submitted

Submitted: 8/2/2024 3:09 PM

Date:

8/2/2024

Address/Location of Property:

407 7th Ave E. Hendersonville NC

Current Zoning:

C-2

Proposed Zoning:

CMU

List the adjacent property parcel numbers and uses.

PIN or PID #

NA

Adjacent Property Use:

NA

PIN or PID #

NA

Adjacent Property Use:

NA

PIN or PID #

NA

Adjacent Property Use:

NA

PIN or PID #

NA

Adjacent Property Use:

NA

Applicant Name:

407 NC Holdings LLC .

Address

5801 Biscayne Blvd, Miami, Florida 33137

Phone

(305) 776-7600

Email

lyle@chariff.com

Property Owner Name:

407 NC Holdings LLC .

Address

5801 Biscayne Blvd, Miami, Florida 33137

PIN or PID #

9568897788
9568897766
9568898708
9568897871
9568897873
9568897865
9568897940
9568896855
9568896891

Signature



Printed Name:

Lyle Chariff

Official Use Only:

Date Recieved:

Received By:

Fee Received:

Section 11-4 Standards: The advisability of amending the text of the 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.

The zoning aligns with the recently adopted Comprehensive Plan, also known as Gen H, and the character area of "Downtown" as described therein.

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.

Properties adjacent to the west and south are already zoned CMU, while properties to the north and east are zoned I1.

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

A structure deemed unsafe by a structural engineer was removed. A zoning change is needed to reconstruct it in a manner that matches the neighborhood characteristics.

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.

The proposed zoning change will support economic development and protect the district's character by encouraging investment and ensuring any new developments match the existing architectural styles and community aesthetics.

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.

All new facilities are being installed per the city's 7th Ave District plan, ensuring this property is supported with newly updated services.

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.

NA