



Map Amendment Application Form

433 Hay Street, Fayetteville, North Carolina 28301
 910-433-1612 Fax # 910-433-1776

Submittal Date: _____ Approval/Denial Date: _____

Fee: \$700.00 Received By: _____

Notes:

1. A pre-application conference is mandatory prior to submission of an application for a map amendment.
2. Map amendment applications proposing re-classification from a Conservation (CD) zoning district to MR-5, OI, NC, LC, CC, MU, DT, LI, or HI require neighborhood meetings to be conducted prior to application submittal.
3. A map amendment application should be consistent with the comprehensive plan.
4. The City Council may not apply conditions of approval to a map amendment application.
5. All allowed uses within a proposed zoning district must be considered when considering a map amendment application, not just the particular use that the applicant is desiring to place on the property.
6. Applications seeking to "single out" a lot or site and applying for an exceptional zoning district designation may constitute illegal "spot zoning".

1. General Project Information

Project Address:			
Tax Parcel Identification Number:			
Project Name:			
Current Zoning District:		Proposed Zoning District:	
Does an overlay district apply to this site? <input type="checkbox"/> Yes <input type="checkbox"/> No		If so, which one(s)?	
Has the land been the subject of a map amendment application in the last five years? <input type="checkbox"/> Yes <input type="checkbox"/> No		When?	Case #?
Amount of land to be rezoned (in acres):		Is this application related to an annexation? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Existing/proposed water service: <input type="checkbox"/> Public <input type="checkbox"/> Private		Existing/proposed sewer service: <input type="checkbox"/> Public <input type="checkbox"/> Private	

A) Please describe all existing uses of the land and existing structures on the site, if any (attach additional sheets if necessary).

B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.

2. Amendment Justification – Answer all the questions under this section. Attach additional sheets as necessary.

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.

B) Are there changed conditions that require an amendment?

C) State the extent to which the proposed amendment addresses a demonstrated community need.

D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.

E) State the extent to which the proposed amendment results in a logical and orderly development pattern.

F) State the extent to which the proposed amendment might encourage premature development.

G) State the extent to which the proposed amendment results in strip-style commercial development.

H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.

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I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.

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J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

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3. Submittal Requirement Checklist
(Submittals should include 2 copies of listed items, unless otherwise stated.)

<input type="checkbox"/>	Pre-application conference completed
<input type="checkbox"/>	Map Amendment Application Form
<input type="checkbox"/>	Copy of an approved Certificate of Appropriateness (COA) if located within the HLO
<input type="checkbox"/>	Rezoning Application Fee
<input type="checkbox"/>	Site Plan Application fee
<input type="checkbox"/>	A copy of the recorded deed, or a written legal description if application is for a portion of a larger tract
<input type="checkbox"/>	Scaled drawing showing all existing structures, site features, and setbacks
<input type="checkbox"/>	Elevations required if rezoning involves new construction or changes to an existing building
<input type="checkbox"/>	Transportation analysis, if required

4. Primary Contact Information

Primary Point of Contact Name:			
Mailing Address:		Fax No.:	
Phone No.:		Email:	
Signature:		Date:	

5. Property Owner Information *(if different from the primary point of contact)*

Property Owner Contact Name:			
Mailing Address:		Fax No.:	
Phone No.:		Email:	
Property Owner or Authorized Signature:		Date Signed:	