

Rezoning Application Information

201 Sugarloaf Road Hendersonville North Carolina

We are proposing the rezoning of the existing hotel, currently designated as **CHMU and C-3**, to **Urban Residential** to accommodate a **multifamily redevelopment project**. The current **150-unit hotel** will be **converted into 120 multifamily residential units**, offering a modern and sustainable housing solution.

This redevelopment will feature a variety of **amenity spaces designed to enhance residents' quality of life**, including but not limited to:

- **Pool & Jacuzzi**
- **Fitness Center**
- **Business Center**
- **Theatre**
- **Fire Pit Areas**
- **Dog Park**
- **Game Room**
- **Zen Room**
- **Reading & Lounge Area**

This project aligns with the city's vision for sustainable growth and improved housing options while integrating seamlessly into the surrounding community.

The property is situated in a **commercial area with a mix of residential uses**, making the proposed **multifamily redevelopment highly compatible with the existing land use patterns**. The transition from a **150-unit hotel to 120 multifamily units** aligns with the area's character, maintaining a balance between residential and commercial activities.

Additionally, the redevelopment is **not expected to trigger a traffic impact analysis**, indicating that it will not significantly alter traffic patterns or place undue strain on existing infrastructure. This suggests that the project will integrate seamlessly into the neighborhood without negatively affecting surrounding properties or daily traffic flow.

By repurposing an existing structure rather than introducing new large-scale development, the project **minimizes disruption while enhancing housing availability**, supporting both the **economic vitality and residential needs** of the community.

This **redevelopment project will not require any amendments to the existing zoning map or boundary lines**. The proposed rezoning to **Urban Residential** is consistent with the current land use framework and does not necessitate any modifications to the city's zoning map. The property boundaries will remain unchanged, ensuring a seamless transition within the existing planning and development structure.

The **rezoning petition is in the public interest** as it directly addresses critical community needs while aligning with Hendersonville's long-term planning goals. Key benefits include:

- **Increased Housing Availability:** With Hendersonville experiencing **unprecedented growth** and housing supply constraints, this project will help meet the demand for **affordable and high-quality residential units**.
- **Efficient Land Use:** The redevelopment **repurposes an existing structure**, minimizing environmental impact and avoiding unnecessary land disturbance or tree removal.
- **Sustainability & Smart Growth:** By utilizing existing infrastructure (electrical, sewer, and water systems), the project **reduces the strain on city resources** while promoting sustainable development practices.
- **Community Enhancement:** The inclusion of **amenity spaces** such as a pool, fitness center, business center, theatre, and green spaces fosters a **high quality of life** for residents and enhances the overall community appeal.
- **Traffic & Infrastructure Compatibility:** Since the project is not expected to trigger a traffic impact analysis, it will **integrate smoothly into the surrounding area** without negatively affecting transportation networks.

Overall, this redevelopment provides a **modern, sustainable, and community-focused solution** that supports **economic growth, housing accessibility, and neighborhood stability**, making it a valuable investment in Hendersonville's future.

The proposed redevelopment will utilize the **existing public infrastructure**, ensuring that **adequate public facilities** are available to support the project without placing additional strain on city resources. Key considerations include:

- **Water & Sewer Capacity:** The existing hotel is already connected to **proper water and sewer lines**, which will continue to serve the new residential units without requiring major upgrades or extensions.
- **Electric & Utility Services:** The site has established **electrical infrastructure**, ensuring seamless service for the proposed 120 multifamily units.
- **Traffic & Transportation:** Since the redevelopment does not trigger a **Traffic Impact Analysis (TIA)**, the project is not expected to **negatively impact roadways or transportation networks**.
- **Emergency Services & Public Safety:** The site remains within the service area of **police, fire, and emergency response teams**, ensuring that public safety standards are maintained.

Given that **no major infrastructure modifications are needed**, this project is well-supported by existing public facilities, allowing for a **smooth transition from hotel use to residential living without burdening municipal resources**.

The **rezoning petition will have minimal impact on the natural environment**, as the project **repurposes an existing structure** rather than introducing new large-scale development. Key environmental considerations include:

- **No Tree Removal or Land Disturbance:** Unlike new construction projects, this redevelopment **does not require land clearing, grading, or tree removal**, preserving the **existing natural landscape and tree canopy**.
- **Sustainable Land Use:** By **utilizing existing infrastructure**, the project minimizes environmental disruption and **reduces the demand for new resource-intensive construction**.

- **Stormwater & Drainage Management:** Since the footprint of the existing structure remains unchanged, **stormwater runoff patterns will not be significantly altered**, preventing negative effects on nearby water systems.
- **Energy Efficiency & Resource Conservation:** Repurposing an existing building is a **sustainable development practice**, as it reduces **construction waste, energy consumption, and material use** compared to demolishing and rebuilding.
- **Landscape Enhancements:** The project includes **landscape upgrades and modifications**, incorporating **native vegetation** and green spaces that contribute to **biodiversity, air quality, and urban cooling**.

Overall, the redevelopment **supports environmental sustainability** by **minimizing ecological disruption, preserving natural resources, and integrating green enhancements**, making it a responsible and environmentally conscious housing solution.

Here are some additional points that may strengthen the petition and provide a more comprehensive overview of the project's benefits:

1. Alignment with Hendersonville's Comprehensive Plan

- The redevelopment aligns with the city's goals for **sustainable growth, affordable housing, and mixed-use development**.
- Supports the initiative of creating a **walkable, connected, and vibrant community** with diverse housing options.

2. Economic & Community Benefits

- **Boosts local economy** by attracting new residents who will contribute to **local businesses, restaurants, and services**.
- **Encourages workforce retention** by providing **affordable and accessible housing** for professionals, families, and essential workers.
- **Enhances property values** in the surrounding area by transforming an aging hotel into **a modern, high-quality residential community**.

3. Compatibility with Surrounding Development

- The property is located in a **commercially zoned area with existing residential uses**, ensuring **seamless integration into the neighborhood**.
- The **proximity to nearby homes (1,000 feet in each direction)** further supports the transition to multifamily residential use.

4. Transportation & Accessibility

- The project is in **close proximity to major roadways**, providing **convenient access for residents** without causing congestion.
- **Existing parking infrastructure** supports the development, ensuring adequate space for residents and visitors.
- **Pedestrian and bicycle-friendly features** (such as walkways and bike racks) will encourage alternative modes of transportation.

5. Sustainability & Environmental Responsibility

- **Adaptive reuse** of the existing structure reduces construction waste and **minimizes carbon footprint**.
- The **landscape enhancement plan** will include **native vegetation and green spaces** to promote urban sustainability.
- **Energy-efficient upgrades** (such as LED lighting, water-saving fixtures, and improved insulation) may be incorporated to **reduce resource consumption**.

6. Minimal Impact on Public Services & Infrastructure

- **Existing utility connections (water, sewer, electricity)** will be utilized, preventing excessive demand on municipal services.
- No significant increase in **traffic, emergency response needs, or public safety concerns** is anticipated.
- **Stormwater management remains unchanged**, ensuring compliance with environmental regulations.

Thanks,

Pace Living LLC