



## CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

**SUBMITTER:** Matthew Manley, Planning Manager

**MEETING DATE:** March 14, 2021

**AGENDA SECTION:** New Business

**DEPARTMENT:** Community Development

**TITLE OF ITEM:** Rezoning: Conditional Zoning District – Hawkins Pointe (P22-16-CZD) – Matthew Manley, AICP – Planning Manager

### **SUGGESTED MOTION(S):**

#### **For Recommending Approval:**

I move Planning Board recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINS: 9568-58-3734; 9568-58-4911; 9568-58-2974; 9568-48-9996; 9568-58-1916 and 9568-48-9860 from MIC (Medical Institutional Cultural) to UR (Urban Residential – Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant, [dated \_\_\_\_\_,] and presented at this meeting and subject to the following::

**1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses**

Permitted Uses:

1. Residential Dwellings, Multi-Family

*[for amendments to uses or conditions discussed and agreed upon in the Council meeting (between City & Developer) and not yet represented on the site plan, please use the following language, disregard #2 if not needed]*

**2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:**

**3. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:**

#### **For Recommending Denial:**

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINS: 9568-58-3734; 9568-58-4911; 9568-58-2974; 9568-48-9996; 9568-58-1916 and 9568-48-9860 from MIC (Medical Institutional Cultural) to UR (Urban Residential – Conditional Zoning District) based on the following:

**1. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:**

1. The Urban Institutional designation calls for Multi-Family Residential as a secondary recommended land use and compliments the surrounding primary recommended land uses (public & institutional uses and offices) and the proposed location and site plan aligns with a majority of development guidelines listed under LU 11.4/12.4

**2. We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:**

1. The petition proposes a building mass that is out of scale with the abutting single-family homes to the south of the site.

<ol style="list-style-type: none"> <li>1. The Urban Institutional designation calls for Multi-Family Residential as a secondary recommended land use and compliments the surrounding primary recommended land uses (public &amp; institutional uses and offices) and the proposed location and site plan aligns with a majority of development guidelines listed under LU 11.4/12.4</li> </ol> <p><b>4. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</b></p> <ol style="list-style-type: none"> <li>1. The petition is located in a Priority Infill Area which recommends redevelopment of underutilized lots</li> <li>2. The petition provides infill development utilizing existing infrastructure</li> <li>3. The petition provides additional housing in close proximity to large employment opportunities, medical needs, shopping and educational centers.</li> <li>4. The petition proposes affordable homes for those aged 55+</li> <li>5. The petition is in scale with other large medical, institutional, and educational along 6th Ave/US 64 major throughfare corridor.</li> <li>6. The MIC zoning district permits hospitals and office buildings by-right up to 50,000 Sq Ft. The proposed multi-family development is less intense than these other permitted uses.</li> <li>7. The MIC zoning permits Congregate Care, Nursing Homes, Rest Homes and Progressive Care Facilities.</li> <li>8. Portions of the site plan that are within the National Register Historic District do not contain any existing or proposed structures.</li> </ol> <p><b>[DISCUSS &amp; VOTE]</b></p>	<ol style="list-style-type: none"> <li>2. The petition is partially located in a National Register Historic District and proposes a design and site size which is out of character with abutting properties and the West Side Historic District.</li> <li>3. Other permitted uses in the MIC zoning district which contain a residential component have additional limitations which would not permit the scale or density of the proposed project – limitations on 3 of bedrooms/acre, minimum lot size, etc.</li> <li>4. The Urban Residential Zoning District requires that only parcels designated as Medium Intensity Neighborhood, High Intensity Neighborhood, Neighborhood Activity Center, Regional Activity Center and Business Center shall be considered for Urban Residential.</li> </ol> <p><b>[DISCUSS &amp; VOTE]</b></p>
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**SUMMARY:** The City of Hendersonville is in receipt of an application for a Conditional Zoning District from David & Clay Cooper with Woda Cooper Companies, Inc (applicant) and Dr. Leon Elliston with Regional Properties ANC General Partnership and Nicholas Iosue with Castles & Cottages, LLC, (property owners). The applicants are requesting to rezone

*the subject properties (PINs 9568-58-3734; 9568-58-4911; 9568-58-2974; 9568-48-9996; 9568-58-1916 and 9568-48-9860) from MIC (Medical Institutional Cultural) to UR-CZD (Urban Residential – Conditional Zoning District), for the construction of 49’ 5” tall, 52-unit affordable housing tax credit apartment building on approximately 1.66 acres (Density = 31.3 units/acre). The UR district does not have a density cap.*

*There is one 3/4-story split building proposed with a total of 55,500 Sq Ft (Gross Floor Area). The stated use of the site is residential, multi-family.*

*This is a redevelopment project. The site is currently vacant with the exception of 1 building. It was previously occupied by multiple buildings.*

<b>PROJECT/PETITIONER NUMBER:</b>	P22-16-CZD
<b>PETITIONER NAME:</b>	Clay Cooper, Woda Cooper Companies, Inc. (applicant)  Dr. Leon Elliston, Regional Properties ANC General Partnership and Nicholas Iosue, Castles & Cottages, LLC, (owner / developer)
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"> <li>1. Staff Report</li> <li>2. Draft Ordinance</li> <li>3. Neighborhood Compatibility Summary</li> <li>4. Tree Board Summary</li> <li>5. Proposed Site Plan / Elevations</li> <li>6. Proposed Zoning Map</li> <li>7. Application / Owner Signature Addendum</li> </ol>