



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Tyler Morrow	MEETING DATE:	April 11 th , 2022
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Rezoning: Conditional Zoning District –White Pine Villas (P22-13-CZD) – <i>Tyler Morrow – Planner II</i>		

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend the adoption of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9670-70-6498, 9670-70-8607 and 9670-70-8864) from PRD-CZD (Planned Residential Development – Conditional Zoning District) to PRD-CZD (Planned Residential Development – Conditional Zoning District) based on the site plan submitted by the applicant, [dated 3-31-22,] and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of permitted uses and applicable conditions as presented on the site plan.

[for amendments to uses or conditions discussed and agreed upon in the Council meeting and not yet represented on site plan submitted by the applicant please use the following language, disregard if not needed]

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

[list any additional permitted uses or conditions]

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:

1. Neighborhood Activity Center designates multi-family residential as a secondary recommended land use. The addition of more multi-family in this area further diversifies the mix of uses present while retaining Neighborhood retail sales and services as the prominent use within this Future Land Use category's boundaries.

For Recommending Denial:

I move Planning Board recommend the denial of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9670-70-6498, 9670-70-8607 and 9670-70-8864) from PRD-CZD (Planned Residential Development – Conditional Zoning District) to PRD-CZD (Planned Residential Development – Conditional Zoning District) based on the site plan submitted by the applicant

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. Neighborhood Activity Center designates multi-family residential as a secondary recommended land use. The addition of more multi-family in this area further diversifies the mix of uses present while retaining Neighborhood retail sales and services as the prominent use within this Future Land Use category's boundaries.

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

1. The development does not meet the requirements for a height limit exemption in accordance with section 5-14-6.5 of the zoning ordinance because (please state your reasons).

[DISCUSS & VOTE]

<p>4. We find this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none"> 1. The current underlying zoning on the subject property permits 78 multi-family units. 2. This development will provide senior multi-family within walking distance (+/-0.15 miles) of Miracle-Ear Hearing Aid Center, Blue Ridge Health and Ingles/Ingles Pharmacy. 3. The project is proposed to be 100% affordable (at 80% AMI or below). 4. The subject property is identified as a priority infill area <p>[DISCUSS & VOTE]</p>	
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SUMMARY: *The City of Hendersonville is in receipt of an application for a Conditional Zoning District from Dennis Tharrington and Stephen Drake of WDT Development, LLC. The applicants are requesting to rezone the subject properties identified as PINs 9670-70-6498, 9670-70-8607 and 9670-70-8864 and located at 2620 Chimney Rock Road. from PRD CZD, Planned Residential Development Conditional Zoning District to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a four-story, 88,500 sq. ft. apartment building with 78 units on approximately 4.64 acres.*

The underlying zoning on the site currently permits a 78-unit apartment building with a height of 34' 11" to the midpoint of the roof.

The developer is proposing a 78-unit 55+ senior living apartment building with a height of 50' at the midpoint of the roof.

The request for increased height, reconfiguration of the vehicular use area, and the reduction in building footprint are the main deviations from the previously approved site plan.

PROJECT/PETITIONER NUMBER:	P22-13-CZD
PETITIONER NAME:	<ul style="list-style-type: none"> • Stephen Drake and Dennis Tharrington, WDT Development LLC [Applicants] • Beth Ann Laws Russell, Angela L. Jones, and Regina G Veach [Owner 9670-70-6498] • Jeffery Donaldson and Jennifer McCarson [Owner PIN: 9670-70-8607] • Jeffrey and Donna Donaldson [Owner PIN: 9670-70-8864]
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Draft Ordinance 3. Proposed Zoning Map 4. Neighborhood Compatibility Meeting Summary 5. Tree Board Summary 6. Proposed Site Plan 7. Application