



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Matthew Manley **MEETING DATE:** September 7, 2023

AGENDA SECTION: Public Hearings **DEPARTMENT:** Community Development

TITLE OF ITEM: Zoning Text Amendment: Small-Scale Multi-Family in the MIC (P23-49-ZTA) – *Matthew Manley, AICP – Strategic Projects Manager*

SUGGESTED MOTION(S):

For Recommending Approval:

I move City Council **adopt** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V. – Zoning District Classifications, Section 5-10. ‘Medical, Institutional and Cultural Zoning District Classification (MIC)’ and Article XII. – ‘Definition of Terms’ and Article XVI. – ‘Supplementary Standards for Certain Uses’, 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 the public hearing, and because:

The 2030 Comprehensive Plan Land Use and Development Chapter calls for minimal front setbacks and recommends multi-family as a secondary use for properties within the Urban Institutional Future Land Use Designation. Goal PH-3 of the Population & Housing Chapter further supports the proposed Supplementary Standards for Small-Scale Multi-Family.

2. 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:

1. The addition of multi-family residential as a permitted use will allow for greater infill development in a zoning district with a mix of intense land uses.
2. The addition of multi-family residential as a permitted use will place more residents within close proximity to goods and services.

For Recommending Denial:

I move City Council **deny** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V. – Zoning District Classifications, Section 5-10. Medical, Institutional and Cultural Zoning District Classification (MIC) and Article XII. – ‘Definition of Terms’ and Article XVI. – ‘Supplementary Standards for Certain Uses’, 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 the public hearing, and because:

The 2030 Comprehensive Plan Land Use and Development Chapter calls for minimal front setbacks and recommends multi-family as a secondary use for properties within the Urban Institutional Future Land Use Designation. Goal PH-3 of the Population & Housing Chapter further supports the proposed Supplementary Standards for Small-Scale Multi-Family.

2. 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 allowance of additional density would be incompatible with single-family uses in the MIC zoning district.
2. The reduction of front setbacks would permit a more distinctly urban form

3. The addition of multi-family residential as a permitted use will allow for a mixture of housing types at different price points.	[DISCUSS & VOTE]
[DISCUSS & VOTE]	

***SUMMARY:** The City of Hendersonville is in receipt of an application to amend the list of Permitted Uses in the MIC (Medical, Institutional, & Cultural) Zoning District to include “Residential, Multi-family” as a permitted use.*

To facilitate the inclusion of “Small-Scale” multi-family in the MIC district, staff has developed additional dimensional and design standards that aim to achieve compatibility with the existing neighborhood as part of this proposed text amendment. These proposed standards include a reduction in minimum setbacks, architectural design standards, site design standards, screening of parking, and pedestrian connectivity requirements, to name a few. While there is no proposed maximum density, the maximum height, maximum footprint, minimum setbacks, minimum common space, parking requirements, and landscaping standards will all work in combination to limit the overall scale of any development.

A definition for Small-Scale Multi-Family will also be added to Article 12 - Definitions.

The Planning Board voted 8-1 in favor of the proposed text amendment.

PROJECT/PETITIONER NUMBER:	P23-49-ZTA
PETITIONER NAME:	Dee Gambrell
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Planning Board Summary 3. Conceptual Diagram 4. Additional Visuals 5. Supplementary Map 6. Draft Ordinance