



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Tyler Morrow

MEETING DATE: June 8th 2023

AGENDA SECTION: New Business

DEPARTMENT: Community
Development

TITLE OF ITEM: Administrative Review: Preliminary Site Plan– Tru Hotel Project (A23-12-SPR)
– Tyler Morrow – Planner II

SUGGESTED MOTION(S):

For Approval:

I move that the Planning Board grant preliminary site plan approval, based on the requirements of the City of Hendersonville Zoning Ordinance (with primary consideration of sections 5-27 Commercial Highway Mixed Use and 7-3-3 Review of Preliminary Site Plans) for the Tru Hotel project subject to the following conditions:

- The 12x40 loading/unloading space needs to meet the required 14' of overhead clearance.
- Parking calculations need to be updated to take into account any “public meeting area and restaurant area” into the required parking calculations. Any areas meeting these criteria need to be included in the required parking calculation and reflected on the plans.
- Sidewalks that are shown to the northern property line that states it will be “by others” will be the responsibility of this property owner and developer to ensure that these sidewalks are built in accordance with this project and that the requirement for these sidewalks are a requirement of this project.
- To symbolize areas meeting the open space and common open space requirements. These areas must meet the criteria outlined in the ordinance.
- Provide clarification and notes concerning 5-27-4.1.4 Common space standards including.

For Denial:

I move that the Planning Board deny the application for preliminary site plan approval for the Tru Hotel project because the applicant has failed to demonstrate compliance with the following provisions of the Zoning Ordinance

- The 12x40 loading/unloading space does not have the required 14' of overhead clearance.
- Parking calculations do not take into account any “public meeting area and restaurant area” into the required parking calculations. Any areas meeting these criteria need to be included in the required parking calculation and reflected on the plans.
- Sidewalks that are shown to the northern property line that states it will be “by others”.
- The areas meeting the open space and common open space requirements are not symbolized.
- No clarification or notes provided concerning 5-27-4.1.4 Common space standards including.
 - Adding a note stating all service connections shall be underground.
 - Showing and calling out areas meeting requirements outlined in section d) seating and e) amenities.

- o Adding a note stating all service connections shall be underground. - o Showing and calling out areas meeting requirements outlined in section d) seating and e) amenities. [DISCUSS & VOTE]	[DISCUSS & VOTE]
---	------------------------------------

SUMMARY:

The City of Hendersonville is in receipt of an application for preliminary site plan review from Satis Patel of Upward Road Hospitality, LLC. The applicant is proposing to construct a 45,797 square foot, 95 room hotel on the subject property.

The proposed site plan shows that the hotel will be 4 stories tall at a height of 53' 10". The hotel is slated to have both driveway access points off the privately maintained Upward Crossing Drive. The site plan shows that the proposed development will provide 95 parking spaces with 4 additional handicap parking spaces to serve the development.

Due to this development exceeding the threshold of 20,000 square feet, the project is required to go through preliminary site plan review as defined in Chapter 7 of the zoning ordinance.

PROJECT/PETITIONER NUMBER:	(A23-12-SPR)
PETITIONER NAME:	Upward Road Hospitality, LLC [Applicant/Owner]
ATTACHMENTS:	1. Staff Report 2. Preliminary Site Plan 3. Application / Owner Signature Addendum