



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 – Southgate Apartments (P21-62-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 (PIN: 9568-75-5382) from C-2, Secondary Business to CMU-CZD Central Mixed Use - 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 (PIN: 9568-75-5382) from C-2, Secondary Business to CMU-CZD Central Mixed Use - 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 High Intensity Neighborhood designation calls for Multi-Family Residential as a primary land use and the proposed site plan aligns with a majority of development guidelines listed under LU 7.4.

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 would add an additional 67,225 Sq Ft of buildings, parking lots and streets to a parcel currently utilized for flood storage. This would make 48.7% of the site impervious.
2. The petition proposes parking and grading of 25% of the site's 100-Year floodplain which exceeds that which is permitted by the City's Zoning Ordinance.

<ol style="list-style-type: none"> 1. The High Intensity Neighborhood designation calls for Multi-Family Residential as a primary land use and the proposed site plan aligns with a majority of development guidelines listed under LU 7.4. <p>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:</p> <ol style="list-style-type: none"> 1. The petition is located in a Priority Infill Area which recommends redevelopment of underutilized lots 2. The petition provides infill development utilizing existing infrastructure 3. The petition provides additional housing in close proximity to downtown and the future Ecusta Trail and in close proximity to goods and services 4. The petition provides a transition from uses of high intensity to lower intensity uses 5. The existing C-2 zoning provides a wide range of high intensity commercial uses including car washes, automobile and farm equipment sales, hotels, animal hospitals, service stations, and small-scale manufacturing by right up to 50,000 Sq Ft. The petition for multi-family housing in the CMU District provides greater compatibility with surrounding land uses than other potential by-right developments. 6. The proposed development provides access from a major thoroughfare <p>[DISCUSS & VOTE]</p>	<ol style="list-style-type: none"> 3. The petition is requesting to add fill to the 100-Year floodplain at a level which exceeds that which is permitted by the City's Zoning Ordinance. 4. The scale, massing and/or architectural design of the proposed building is not compatible with existing character of the neighborhood between Israel St and Kanuga Rd. 5. Israel St is a substandard local street which is not designed to accommodate additional traffic. 6. 17 of 21 mature trees on the site will be removed. <p>[DISCUSS & VOTE]</p>
---	---

SUMMARY: The City of Hendersonville is in receipt of an application for a Conditional Zoning District from Suzanne Godsey of Sitework Studios, applicant and David W. Royster, III of Capitol Funds, Inc., property owner. The applicants are requesting to rezone the subject property (PIN 9568-75-5382) from C-2, Secondary Business to CMU-CZD, for the construction of a 60' tall, 70-unit apartment building on approximately 3.63 acres. The Central Mixed Use district does not have a density cap.

There is one 4-story building proposed with a total of 81,897 Sq Ft (Gross Floor Area). The stated use of the site is residential, multi-family.

The site is currently vacant and contains approximately 1.44 Acres of 100-year floodplain (40%). The site features a cluster of mature trees alongside Israel St – most of which are proposed to be removed and the area will be replanted. The site had previously been occupied for outdoor storage.

This project required a conditional rezoning due to the scale of the proposed development exceeding 50,000 Sq Ft and more than 50 units.

PROJECT/PETITIONER NUMBER:	P21-62-CZD
PETITIONER NAME:	Suzanne Godsey, Site Work Studios (applicant) David W.Royster III, Capitol Funds, Inc. (owner / developer)
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Draft Ordinance3. Neighborhood Compatibility Summary4. Tree Board Summary5. Proposed Site Plan / Elevations6. Proposed Zoning Map7. Application / Owner Signature Addendum