



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER: Matthew Manley, Planning Manager **MEETING DATE:** June 2, 2022

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

TITLE OF ITEM: Rezoning: Conditional Zoning District – Washburn Tract (P22-19-CZD) – Matthew Manley, AICP – Planning Manager

SUGGESTED MOTION(S):

For Recommending Approval:

I move City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9578-39-5229 & 9579-11-8417) from PRD-CZD (Planned Residential Development-Conditional Zoning District) to PRD-CZD (Planned Residential Development – Conditional Zoning District) based on the site plan and list of conditions submitted by the applicant, [dated March 2, 2022,] 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, Single-Family
2. 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:

1. Based on the proposed site trip distribution a right-turn lane may be warranted at the intersection of Tracey Grove Rd at Wilmont Dr. The TIA should be revised based on the comments from Kimley-Horn dated May 5.

For Recommending Denial:

I move City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9578-39-5229 & 9579-11-8417) from PRD-CZD (Planned Residential Development – Conditional Zoning District) to PRD-CZD (Planned Residential Development) 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:**

The Medium Intensity Neighborhood designation calls for Planned Residential Developments as a secondary recommended land use and the proposed site plan aligns with development guidelines under strategy LU 6.4.

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 comprehensive plan's Future Land Use designation of Medium Intensity Neighborhood does not recommend multi-family on Minor Throughfares. Therefore, Tracey Grove Rd's classification as a minor thoroughfare does not support dense residential development.
2. The TIA provided by the developer includes inaccuracies and needs revision. The revisions could result in mitigation not reflected in the current site plan.

[DISCUSS & VOTE]

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:

The Medium Intensity Neighborhood designation calls for Planned Residential Developments as a secondary recommended land use and the proposed site plan aligns with development guidelines under strategy LU 6.4.

4. Furthermore, 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 development would provide 300 “market-rate” rental units. These units would help reduce the rental housing gap estimated to be between 1,364 and 1,722 units that are needed within Henderson County to satisfy demand according to the 2021 Housing Needs Assessment (Bowen Study).
2. The development would provide 161 owner housing units. These units would help reduce the owner housing gap estimated to be between (-268) and 585 units that are needed within Henderson County to satisfy demand according to the 2021 Housing Needs Assessment (Bowen Study).
3. The development is near the US 64 commercial corridor, an area of the city experiencing on-going development and redevelopment.
4. The addition of multi-family and single-family residential is in keeping with the surrounding land uses.
5. The proposal to conserve, via a conservation easement, the floodplain area on the site, including efforts to restore the ecological function of this important area is a general public good for the community.
6. The site plan clusters development impacts away from the Natural Resource/Agriculture designated portions of the site, aligning with guidance from the Natural & Environmental Resource Chapter of the Comprehensive Plan.
7. Greenway construction and ROW dedication adds to existing greenway

network of aligns with specific goals established for greenways.	
[DISCUSS & VOTE]	

SUMMARY: *The City of Hendersonville is in receipt of an application for a conditional rezoning from Mike Washburn (applicant). The applicant is requesting to rezone the subject property, PIN 9579-11-8417 and 9578-39-5229 and located off of Tracy Grove Road., from PRD CZD, Planned Residential Development Conditional Zoning District to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a multi-family / single-family development consisting of 300 apartment units and 160 single family homes on approximately 162 acres with a density of 2.8 Units / Acre.*

There are 13 apartment buildings proposed. The apartments are proposed to be 3-Story or 3/4-Story Split and consisting of 270 – 1 to 2 bedroom units and 30 – 3 bedroom units. A clubhouse and pool are also featured in the site plan for the apartments.

The single-family home lots are proposed to be 50'x100' (5,000 Sq Ft or .115 Acres). They feature a 20' wide driveway in front of the building area.

86% of the Site (139.4 Acres) would be preserved as Open Space. 80,000 Sq Ft (1.84 Acres) of the tract will be dedicated to the City for parkland. The developer is working with Conserving Carolina to mitigate impacts to the wetlands and make improvements to the natural habitat on the site.

Due to the existing zoning for the subject property being an expired PRD-CZD, any development proposal for this site requires a rezoning. Additionally, the request for PRD-CZD requires a conditional rezoning.

Planning Board voted 4-2 in support of a recommendation for APPROVAL of the project with conditions.

PROJECT/PETITIONER NUMBER:	P22-19-CZD
PETITIONER NAME:	Mike Washburn
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Planning Board Summary 3. Neighborhood Compatibility Meeting Summary 4. Tree Board Summary 5. Natural Resource Summary 6. Proposed Site Plan/Sun Study 7. Draft Ordinance 8. Proposed Zoning Map 9. Application / Owner Addendum