

## CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

## **SUBMITTER:** Tyler Morrow

## **MEETING DATE:**

AGENDA SECTION: New Business

**DEPARTMENT:** 

Community Development

January 9th, 2025

**TITLE OF ITEM:**Rezoning: Conditional Zoning District – Half Moon Heights Phase II (P24-41-<br/>CZD) – Tyler Morrow– Current Planning Manager

## **SUGGESTED MOTION(S):**

For Recommending Approval:	For Recommending Denial:
I move Planning Board recommend City Council	I move Planning Board recommend City Council
<b>adopt</b> an ordinance amending the official zoning map	<b><u>deny</u></b> an ordinance amending the official zoning map
of the City of Hendersonville changing the zoning	of the City of Hendersonville changing the zoning
designation of the subject property (PINs: 9579-98-	designation of the subject (PINs: 9579-98-0375, 9579-
0375, 9579-98-3527, 9579-99-4115, 9579-99-8724)	98-3527, 9579-99-4115, 9579-99-8724) from
from Henderson County Residential Two Rural to	Henderson County Residential Two Rural to PRD-
PRD-CZD, Planned Residential Development	CZD, Planned Residential Development Conditional
Conditional Zoning District, for the construction of 59	Zoning District based on the following:
detached single-family units based on the master site	
plan and list of conditions submitted by and agreed to	1. The petition is found to be consistent with the City
by the applicant, [dated 12-30-24] and presented at	of Hendersonville Gen H 2045 Comprehensive
this meeting and subject to the following:	Plan based on the information from the staff
	analysis and the public hearing, and because:
1. The development shall be consistent with the site	The petition is consistent with the Future
plan, including the list of applicable conditions	Land Use and Conservation Map
contained therein, and the following permitted uses	Designations of Multi-Generational Living
	and is located in a focused intensity node
Permitted Uses:	within chapter 4 of the Gen H
1. Residential Dwellings, Single-Family	Comprehensive Plan.
If an amondments to uses an conditions discussed and	1
[for amendments to uses or conditions discussed and agreed upon in the Council meeting (between City &	
$\frac{dgreed}{dgreed}$ appendix the Council meeting (between City & Developer) and not yet represented on the site plan,	2. We do not find this petition to be reasonable and in
please use the following language. Disregard #2 if	the public interest based on the information from
not needed	the staff analysis, public hearing and because:
2. Permitted uses and applicable conditions presented	1. The proposed development does not
on the site plan shall be amended to include:	sufficiently mitigate its impacts on the
-	delineated wetlands present on the site.
	2. The proposed development does not
3. The petition is found to be consistent with the City of	adequately address its anticipated traffic
Hendersonville Gen H 2045 Comprehensive Plan based	impacts on the surrounding area by
on the information from the staff analysis and the public	guaranteeing the installation of a left-turn
hearing, and because:	lane from Howard Gap Road onto Old Sunset Hill Road.
	Sunset Hill Koad.

and Con Generation	tion is consistent with the Future Land Use aservation Map Designations of Multi- ional Living and is located in a focused a node within chapter 4 of the Gen H hensive Plan.	
and in the	more, we find this petition to be reasonable public interest based on the information from nalysis, public hearing and because:	
1.	The petition proposes to provide additional housing to offset local demand.	
2.	The proposed development establishes a valuable new roadway connection between US 64 and Old Sunset Hill Road/Howard Gap Road. This type of street interconnectivity aligns with the goals outlined in the Gen H Comprehensive Plan.	
3.	The proposed density is consistent with other nearby developments.	
	[DISCUSS & VOTE]	[DISCUSS & VOTE]

SUMMARY: The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Tricia Chassen of Forestar USA Real Estate Group, INC., applicant and Gregory Albea, Julianne Albea, Jospeh Taylor, and Laura Taylor property owners. The applicant is requesting to rezone the subject property, PINs 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724 and located off Old Sunset Hill Road, from Henderson County Residential Two Rural to PRD-CZD, Planned Residential Development Conditional Zoning District for the construction of 59 single-family units on approximately 20.66 acres. This equates to a density of 2.86 units per acre.

The proposed lots within the development range from 0.13 acres to 0.40 acres. The development is proposing to have an access off of Old Sunset Hill Road and a connection to a street stub provided by Phase I of the Half Moon Heights development to the north. All proposed streets will be built to public street standards

PROJECT/PETITIONER NUMBER:	P24-41-CZD
PETITIONER NAME:	<ul> <li>Tricia Chassen of Forestar USA Real Estate Group, INC [Applicant]</li> <li>Gregory Albea, Julianne Albea, Jospeh Taylor, and Laura Taylor [Owner]</li> </ul>
ATTACHMENTS:	1. Staff Report
	2. Comprehensive Plan Review

3. Neighborhood Compatibility Summary
4. Proposed Site Plan / Elevations
5. Kimley Horn Turn Lane Warrant Analysis Memo
6. Proposed Zoning Map
7. Draft Ordinance
8. Application / Owner Signature Addendum