



<p>The petition is consistent with the Future Land Use and Conservation Map Designations of Multi-Generational Living and is located in a focused intensity node within chapter 4 of the Gen H Comprehensive Plan.</p> <p><b>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:</b></p> <ol style="list-style-type: none"> <li>1. The petition proposes to provide additional housing to offset local demand.</li> <li>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.</li> <li>3. The proposed density is consistent with other nearby developments.</li> </ol> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>	<p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>
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**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, Josphe 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

<b>PROJECT/PETITIONER NUMBER:</b>	P24-41-CZD
<b>PETITIONER NAME:</b>	<ul style="list-style-type: none"> <li>• Tricia Chassen of Forestar USA Real Estate Group, INC [Applicant]</li> <li>• Gregory Albea, Julianne Albea, Josphe Taylor, and Laura Taylor [Owner]</li> </ul>
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"> <li>1. Staff Report</li> <li>2. Comprehensive Plan Review</li> </ol>

	<ol style="list-style-type: none"><li>3. Neighborhood Compatibility Summary</li><li>4. Proposed Site Plan / Elevations</li><li>5. Kimley Horn Turn Lane Warrant Analysis Memo</li><li>6. Proposed Zoning Map</li><li>7. Draft Ordinance</li><li>8. Application / Owner Signature Addendum</li></ol>
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