



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

SUBMITTER: Lew Holloway **MEETING DATE:** February 4th, 2021

AGENDA SECTION: Council Action, **DEPARTMENT:** Community Development

TITLE OF ITEM, Presenter Name, Title: The Cedars - 227 7th Avenue West: Conditional Zoning District – *Lew Holloway, Community Development Director*

SUGGESTED MOTION(S): **For Recommending Approval:**

I move the City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property from CMU, Central Mixed Use to CMU CZD, Central Mixed Use Conditional Zoning District, based on the site plan submitted by the applicant and subject to the limitations and conditions stipulated on the Published List of Uses and Conditions, finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest for the following reasons:

[please state your reasons]

Suggested Categories for Reasons

Comprehensive Plan consistency.

Compatibility with surrounding uses.

Changed conditions.

Public interest.

Public facilities.

Effect on natural environment.

For Recommending Denial:

I move the City Council not adopt an ordinance rezoning the subject property for the following reasons:

[please state your reasons]

SUMMARY:

The City is in receipt of a Conditional Rezoning application from Tom Shipman for the rehabilitation of one 4-story historic inn which totals 15,310 square feet and the development of two new 6 story plus basement garage buildings, one along the Buncombe St. edge of the property and the other along the Church St. edge of the property. Each of the buildings consists of a total of approximately 100,000 square feet of conditioned space, the Church Street building includes two levels of parking garage for at approximately 37,500 square feet while the Buncombe Street building includes one level of parking garage at approximately 18,750 square feet. In addition, an approximately 6,250 square foot atrium connects the three facilities. In total the project consists of nearly 235,000 square feet of conditioned space.

BUDGET IMPACT: \$

Is this expenditure approved in the current fiscal year budget? YES / NO

If no, describe how it will be funded.

PROJECT NUMBER: N/A

PETITION NUMBER: N/A

ADDITIONAL PETITION NUMBER: N/A

PETITIONER NAME: N/A

ATTACHMENTS:

Community Development Staff Report