



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

SUBMITTER: Tyler Morrow **MEETING DATE:** March 4th, 2021

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

TITLE OF ITEM, Presenter Name, Title: Conditional Rezoning: Duncan Terrace Apartments (P20-48-CZD) – Tyler Morrow, Planner II

SUGGESTED MOTION(S): 1) **For Recommending Approval:**

I move that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property from R-20 Low density residential to PRD Planned Residential Development Conditional Zoning District, based on the site plan submitted by the applicant and subject to the limitations and conditions stipulated on the 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; see item #3 for the categories to be considered prior to adopting or denying an ordinance amendment as outlined in Section 11-4 of the City Zoning Ordinance]

2) **For Recommending Denial:**

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

[please state your reasons; see item #3 for the categories to be considered prior to adopting or denying an ordinance amendment as outlined in Section 11-4 of the City Zoning Ordinance]

3) **Suggested Categories For Reasons for either approval or denial**

1. Comprehensive Plan consistency: consistency with the Comprehensive Plan and amendments thereto.
2. Compatibility with surrounding uses: whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.

3. Changed conditions: whether and the extent to which there are changed conditions, trends or facts that require an amendment.
4. Public interest: whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety, and general welfare.
5. Public facilities: whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment.
6. Effect on natural environment: whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife.

SUMMARY:

The City is in receipt of a Conditional Rezoning application from Bobby Funk of Mills Construction, Green Holdings LLC and North Main Street Properties of Hendersonville, LLC. for the development of 7, 3 story multifamily structures and a community center on approximately 8.66 acres. The subject property is identified as parcel numbers 9569-95-7758, 9569-95-5941 and 9569-96-4013. One parcel currently contains a vacant single-family structure at 710 Duncan Hill Road. The applicant is requesting to rezone the subject property from R-20 Low Density Residential to PRD Planned Residential Development Conditional Zoning District.

BUDGET IMPACT: N/A

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded.

N/A

PROJECT NUMBER: 21105

PETITION NUMBER: P20-48-CZD

ADDITIONAL PETITION NUMBER: P20-49-ANX

PETITIONER NAME: Bobby Funk of Mills Construction, Green Holdings LLC and North Main Street Properties of Hendersonville, LLC

ATTACHMENTS:

Staff report, ordinance, list of uses and conditions, site plan, elevations, tree survey, existing conditions photos, various planning maps, neighborhood compatibility minutes.