



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

SUBMITTER: Lew Holloway **MEETING DATE:** 3-4-21

AGENDA SECTION: Choose one, delete others: **DEPARTMENT:** Community Development Department

Council Action

TITLE OF ITEM, Presenter Name, Title: Conditional Rezoning: Fleming Street Medical Office Building, P20-41-CZD – *Lew Holloway, Community Development Director*

SUGGESTED MOTION(S): SUGGESTED MOTIONS

For Recommending Approval:

1. 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 from MIC Medical, Institutional, Cultural and MIC-SU Medical, Institutional, Cultural, Special Use to MIC-CZD Medical, Institutional, Cultural Conditional Zoning District, with the following conditions: **[PLEASE REFERENCE THE LIST OF USES & CONDITIONS WITH AMENDMENTS AS NECESSARY]** The motion is 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 REASONS; SEE STANDARDS BELOW THAT, PER SECTION 11-4 OF THE CITY ZONING ORDINANCE, SHALL BE CONSIDERED PRIOR TO ADOPTING OR DENYING A ZONING ORDINANCE AMENDMENT]

For Recommending Denial:

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

[PLEASE STATE REASONS; SEE STANDARDS BELOW THAT, PER SECTION 11-4 OF THE CITY ZONING ORDINANCE, SHALL BE CONSIDERED PRIOR TO ADOPTING OR DENYING A ZONING ORDINANCE AMENDMENT]

Zoning Ordinance Standards:

1. Comprehensive Plan consistency: whether and the extent to which the proposed amendment is consistent 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 Carleton Collins of Carleton Collins Architecture and CCP Fleming LLC for the development of a 3 story 13,536 square foot medical office on approximately 0.86 acres. The subject property is identified as parcel numbers 9569-60-1341 and 9569-60-1454 is currently vacant. The applicant is requesting to rezone the subject property from MIC Medical, Institutional, Cultural and MIC-SU Medical, Institutional, Cultural, Special Use to MIC-CZD Medical, Institutional, Cultural Conditional Zoning District. The Planning Board has recommended 5 conditions for this conditional rezoning application.

BUDGET IMPACT: N/A

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

If no, describe how it will be funded.

EnterTextHere

PROJECT NUMBER: N/A

PETITION NUMBER: P20-41-CZD

ADDITIONAL PETITION NUMBER: N/A

PETITIONER NAME: Carleton Collins (applicant) CCP Fleming LLC (property owner)

ATTACHMENTS: Staff report, which includes various appendices