CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY

SUBMITTER:	Lew Holloway	**MEETING DATE:**	March 4th, 2021
AGENDA SECTION:	Council Action	**DEPARTMENT:**	Community Development Department

TITLE OF ITEM, Presenter Name, Title:
Conditional Rezoning: Pardee Entrance & Parking Lot (P21-03-CZD) – *Matthew Manley, Planning Manager*

SUGGESTED MOTION(S) FOR APPROVAL (DENIAL):
I move the City Council adopt (not 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) to PCD (Planned Commercial Development 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 (in)consistent with the Comprehensive Plan's Future Land Use map, and that the rezoning is (un)reasonable and (not) in the public interest for the following reasons:

SUMMARY:

The City is in receipt of a Conditional Rezoning application from Pardee Hospital for a multi-faceted project centered around enhanced access/circulation and additional surface parking. More specifically, the project involves the removal of the former EMS building, the partial closure of the Brown Street Right-of-Way (ROW), improvements to the hospital's main entrance, addition of new surface parking off of N. Justice St and 9th Ave W (111 new spaces), and enhancements for vehicular and pedestrian circulation between the added parking lot and the main entrance. Possible conditions involve Tree Preservation and Dark Sky Lighting. Sidewalks/Fee-in-Lieu of Sidewalks will be based on requirements of the Zoning Code.

BUDGET IMPACT: N/A

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

PROJECT NUMBER: N/A   **PETITION NUMBER:** N/A

ADDITIONAL PETITION NUMBER: N/A

PETITIONER NAME: N/A

ATTACHMENTS:
- Staff Report   - Site Plan   - Ordinance