

<p>The petition is consistent with the Future Land Use and Conservation Map Designations of Open Space-Conservation (Regulated) and Open Space-Conservation (Natural) and is located in a Focused Intensity Node within Chapter 4 of the Gen H Comprehensive Plan.</p> <p>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:</p> <ol style="list-style-type: none"> 1. The petition proposes to provide additional housing to offset local rental demand. 2. The petition proposes to provide housing on a long vacant, previously developed and underutilized piece of property near commercial corridors and is within walking distance to downtown and the Ecusta Trail. 3. The site plan clusters development impacts outside of the floodway portions of the site. <p style="text-align: center;">[DISCUSS & VOTE]</p>	<ol style="list-style-type: none"> 2. The height and scale of the proposed development is incompatible with the surrounding area and character. 3. The proposed development is in an area that is prone to flooding and the development does not provide additional mitigation that would benefit future residents (i.e. first floor garages or first floor commercial uses.) First floor commercial is supported by the Gen H comprehensive plan. <p style="text-align: center;">[DISCUSS & VOTE]</p>
---	---

SUMMARY: *The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Travis Fowler of First Victory Inc., applicant and Richard Herman of South Market LLC., property owner. The applicant is requesting to rezone the subject property, PINs 9568-83-4302, 9568-83-2474 and, 9568-83-2082 and located off Greenville Highway, from PCD, Planned Commercial Development to UR-CZD, Urban Residential Conditional Zoning District for the construction of 185 multi-family units on approximately 9.01 acres. This equates to a density of 20.5 units per acre.*

The proposal includes the construction of 1 multi-family structure with a footprint of 58,367 square feet and a gross floor area of 231,037 square feet. Additionally, the development proposes 288 parking spaces.

The proposed site includes floodway, 100 year floodplain and 500 year floodplain within its boundary. The proposed development is shown to be constructed completely outside of the floodway.

PROJECT/PETITIONER NUMBER:	P24-39-CZD
PETITIONER NAME:	<ul style="list-style-type: none"> • Travis Fowler, First Victory Inc. [Applicant] • Richard Herman (Manager) – South Market LLC [Owner]

ATTACHMENTS:

1. Staff Report
2. Comprehensive Plan Review
3. Neighborhood Compatibility Summary
4. Proposed Site Plan / Elevations
5. Proposed Zoning Map
6. Draft Ordinance
7. Application / Owner Signature Addendum