



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Tyler Morrow **MEETING DATE:** March 14th, 2022

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Apple Ridge (P22-08-CZD) –Tyler Morrow – Planner II

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend the adoption of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9579-74-0966) from R-15 (Medium Density Residential) to PRD-CZD (Planned Residential Development – Conditional Zoning District) based on the site plan submitted by the applicant, [dated _____], and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of permitted uses and applicable conditions as presented on the site plan.

[for amendments to uses or conditions discussed and agreed upon in the Council meeting and not yet represented on site plan submitted by the applicant please use the following language, disregard if not needed]

2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:

[list any additional permitted uses or conditions]

3. The petition is found to be [consistent] with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:

1. The Business Center designation calls for multi-family as a secondary recommended land use and the proposed site plan aligns with some of the development guidelines under strategy LU 13.4.

For Recommending Denial:

I move Planning Board recommend the denial of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9579-74-0966) from R-15 (Medium Density Residential) to PRD-CZD (Planned Residential Development – Conditional Zoning District) based on the site plan submitted by the applicant

The petition is found to be [consistent] with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:

1. The Business Center designation calls for multi-family as a secondary recommended land use and the proposed site plan aligns with some of the development guidelines under strategy LU 13.4.

We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

1. Business Center does not recommend single family as a primary or secondary recommended land use. (LU-13)

[DISCUSS & VOTE]

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| <p>4. We find this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none"> 1. The development addresses the need for affordable housing (PH-2.2). 2. The addition of multi-family and single-family residential addresses an ongoing supply need and is in keeping with the surrounding land uses. 3. The development provides two different models of affordable housing. 4. Multi-family is a secondary recommended land use in Business Center (LU 13.3) <p><i>[DISCUSS & VOTE]</i></p> | |
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SUMMARY: *The City of Hendersonville is in receipt of an application for a Conditional Zoning District from The Housing Assistance Corporation, applicant and Thomas H. and Sherry S. Thompson, property owners. The applicants are requesting to rezone the subject property, PIN 9579-74-0966 and located at 524 E. Prince Road, from R-15, Medium Density Residential to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a multi-family development consisting of 60 apartment units and 20 single-family dwellings on approximately 16.90 acres.*

The proposed 80 dwelling on 16.90 acres is a density of 4.73 units per acre. No other uses are proposed to be permitted by the rezoning.

The site plan shows 3 multi-family structures and a club house. This includes 30 3-bedroom units and 30 1 & 2 bedroom units.

The site plan also shows 20 single family lots ranging in size from 0.16 acres to 0.31 acres.

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| PROJECT/PETITIONER NUMBER: | P22-08-CZD |
| PETITIONER NAME: | <ul style="list-style-type: none"> • The Housing Assistance Corporation [Applicant] • Thomas and Sherry Thompson [Owner] |
| ATTACHMENTS: | <ol style="list-style-type: none"> 1. Staff Report 2. Draft Ordinance 3. Proposed Zoning Map 4. Neighborhood Compatibility Meeting Summary 5. Tree Board Summary 6. Proposed Site Plan 7. Application / Owner Addendum |