



## PLANNING BOARD RECOMMENDATION & MOTION

KID CITY (P23-066-CZD)

MEETING DATE: MARCH 14<sup>TH</sup>, 2024

### PLANNING BOARD ACTION SUMMARY:

The Planning Board, Jim Robertson (Chair), Peter Hanley, Laura Flores, Donna Waters, Tamara Peacock, Yolanda Robinson and Chauncey Whiting, voted 7-0 to recommend **approval** of this petition and adopted the following motion:

### PLANNING BOARD MOTION:

Mr. Hanley moved Planning Board recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject (PIN: 9569-40- 2580 and 9569-40-3593) from R-15, Medium Density Residential, to PID-CZD, Planned Institutional Development Conditional Zoning District, for the rehabilitation and reuse of an existing 11,441 sq ft commercial building as Childcare Center based on the master site plan and list of conditions submitted by and agreed to by the applicant, [revision dated 10-16- 24] and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses Permitted Uses:

a. Childcare Center.

2. 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: The petition aligns with the City's 2030 Comprehensive Plan's Goals for the "Medium Intensity Neighborhood' Future Land Use Designation to provide local and public and institutional uses.

3. We find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

a. The proposed rezoning includes no new construction but enhances existing site parking.

b. The proposed site plan includes compliance with landscaping standards, existing tree preservation and enhanced site buffering to adjacent residential uses.

c. The proposed use meets a community need for additional childcare options for working parents.

Ms. Robinson seconded the motion, which passed unanimously. Please refer to the draft PB minutes for additional information about the discussion.