



**CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION**

SUBMITTER: Tyler Morrow

MEETING DATE: April 4th, 2024

AGENDA SECTION: Public Hearing

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – The Lofts at Chadwick (P24-04-CZD) – Tyler Morrow– Planner II

SUGGESTED MOTION(S):

For Approval:

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 (PIN: 9568-92-1924) from GHMU-CZD, Greenville Highway Mixed Use Conditional Zoning District to GHMU-CZD, Greenville Highway Mixed Use Conditional Zoning District, for the construction of 60 low income housing tax credit senior multi-family units based on the master site plan and list of conditions submitted by and agreed to by the applicant, [revision dated 3-5-24] 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:

1. Residential Dwellings, Multi-Family

[for amendments to uses or conditions discussed and agreed upon in the meeting (between City & Developer) and not yet represented on the site plan, please use the following language. Disregard #2 if not needed]

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

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:

For Denial:

I move City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject (PIN: 9568-92-1924) from GHMU-CZD, Greenville Highway Mixed Use Conditional Zoning District to GHMU-CZD, Greenville Highway Mixed Use Conditional Zoning District based on the following:

1. 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 because it encourages infill development in an area planned for high-intensity development, as indicated by its “Priority Infill Area” designation and because multi-family residential of 8 or more units per acre is a primary recommended land use for the High Intensity Neighborhood Designation.

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

1. The proposed development proposes to remove 48 mature trees from the site while only maintaining 12 mature trees. The developer is proposing to receive tree credits for the 12 preserved trees on the site while not providing the required tree preservation measures outlined in 15-4.
2. The project is not providing all required stream buffer and transitional area protections

The petition aligns with the City’s 2030 Comprehensive Plan’s Goals because it encourages infill development in an area planned for high-intensity development, as indicated by its “Priority Infill Area” designation and because multi-family residential of 8 or more units per acre is a primary recommended land use for the High Intensity Neighborhood Designation.

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:

1. The petition proposes to provide additional affordable housing to offset the large affordable local rental demand.
2. The petition proposes to provide affordable housing on a long vacant and underutilized piece of property near commercial corridors and is within walking distance to downtown.
3. The proposed project would be a reduction in permitted by right intensity for the subject property by going from a 70 unit, 3-4 story split market rate multi-family development to a 60 unit, 3 story affordable senior housing multi-family development.
4. The proposed development is the only LIHTC (Low Income Housing Tax Credit) project going through the tax credit process in the City of Hendersonville this cycle. If the project is approved and receives tax credits; the development would provide senior affordable housing as governed by North Carolina Housing Finance Agency requirements.

[DISCUSS & VOTE]

measures for a blueline stream identified in the most recent USGS seven-and-one-half minute quadrangle topographic maps.

3. The proposed development does not show an area designated for loading and unloading as required by the zoning ordinance.

[DISCUSS & VOTE]

***SUMMARY:** The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Stephen Drake of Broadcraft Construction & Development Inc., applicant and Brett Barry of Gordon Dooley Holdings LLC., property owner. The applicant is requesting to rezone the subject property, PIN 9568-92-1924 and located at 904 Greenville Highway, from GHMU-CZD, Greenville Highway Mixed Use Conditional Zoning District to GHMU-CZD, Greenville Highway Mixed Use Conditional Zoning District for the construction of 60 low income housing tax credit senior multi-family units on approximately 2.25 acres. This equates to a density of 26.67 units per acre.*

The proposal includes the construction of 1 L-shaped multi-family structure with a proposed footprint of 24,500 square feet and a gross floor area of 73,500 square feet.

Additionally, the development proposes 70 parking spaces.

The proposed site is outside of the floodplain and floodway. According to the latest USGS 7.5 minute quad maps, there is a blueline stream along the northeastern property boundary.

PROJECT/PETITIONER NUMBER:	P24-04-CZD
PETITIONER NAME:	<ul style="list-style-type: none">• Stephen Drake (President), of Broadcast Construction & Development Inc. (Applicant)• Brett Barry (Manager) of Gordon Dooley Holdings LLC (property owner)
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Proposed Site Plan / Elevations3. Neighborhood Compatibility Summary4. Tree Board Summary5. Planning Board Summary6. Proposed Zoning Map7. Draft Ordinance8. Application / Owner Signature Addendum