



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER: Matthew Manley **MEETING DATE:** November 3, 2022

AGENDA SECTION: Public Hearing **DEPARTMENT:** Community Development

TITLE OF ITEM: Zoning Text Amendment: Multi-Family in the 7th Ave MSD (P22-75-ZTA) – Matthew Manley, AICP – Planning Manager

SUGGESTED MOTION(S):

For Recommending Approval:

I move City Council **adopt** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article XVI. – Supplementary Standards for Certain Uses, Section 16-4-24 Residential dwelling, multi-family, with the modifications to the petition as presented by staff 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 the public hearing, and because:

The Future Land Use Designations of ‘Downtown Core’ and ‘Downtown Support’ call for recommended land uses and design guidelines that align with the proposed zoning text amendment.

2. 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:

1. The addition of multi-family residential as a permitted use will allow for greater infill development in a zoning district with a mix of intense land uses.
2. The addition of multi-family residential as a permitted use will place more residents within close proximity to goods and services.
3. The addition of multi-family residential as a permitted use will provide for a variety of housing types at different price points.
4. The reduction of setbacks will allow for more efficient use of land and provide more opportunities for infill development.

For Recommending Denial:

I move City Council **deny** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article XVI. – Supplementary Standards for Certain Uses, Section 16-4-24 Residential dwelling, multi-family, 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 the public hearing, and because:

The Future Land Use Designations of ‘Downtown Core’ and ‘Downtown Support’ call for recommended land uses and design guidelines that align with the proposed zoning text amendment.

2. 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. The reduction of front setbacks would permit a more distinctly urban form.
2. The allowance of additional density would be incompatible with commercial uses in the 7th Ave MSD.
3. The provision to permit 50% of first floor for residential uses for buildings fronting 7th Ave would result in the loss of viable commercial property.

[DISCUSS & VOTE]

<p>5. The provisions maintaining non-residential uses along frontages on 7th Ave will support a vibrant mixed-use district as redevelopment occurs along the corridor.</p> <p>[DISCUSS & VOTE]</p>	
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SUMMARY: *The City of Hendersonville is in receipt of a petition for a zoning text amendment from Dan Mock to address the Supplementary Standards for Multi-Family Residential uses in the 7th Ave area. Currently, the portions of the 7th Ave area that are zoned C-2 only permit Multi-Family within the boundaries of the 7th Ave Depot National Register Historic District (NRHD).*

As proposed, Sec. 16-4-24 - which only applies to Multi-Family uses in the C-2 Zoning District - would be amended to expand Multi-Family uses to a larger area encompassing the 7th Ave Municipal Service District (MSD).

As proposed, Sec. 16-4-24 would also be amended to strike the provision that Multi-Family uses would be limited to the second floor of buildings. In response to the applicant's request, the Planning Board recommends that the provision limiting multi-family to second floors be amended to state "upper" floors and that the provision remain in place for the 7th Ave NRHD but this limitation would only partially be in place for Multi-Family uses in C-2 should that use be expanded to the remainder of the MSD. This limited provision would restrict first floor residential uses to 50% for buildings footprint for those buildings fronting 7th Ave. Residential uses on the first floor would not be permitted to front on 7th Ave but could have an access door fronting 7th.

The Planning Board supported passage of this ordinance voting 5-1.

PROJECT/PETITIONER NUMBER:	P22-75-ZTA
PETITIONER NAME:	Dan Mock
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Planning Board Summary 3. Supplementary Text Amendment Map 4. Draft Ordinance 5. Application