



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Tyler Morrow

MEETING DATE: August 10th 2023

AGENDA SECTION: New Business

DEPARTMENT: Community
Development

TITLE OF ITEM: Alternative Design Review: Preliminary Building Design– Tru Hotel Project
(A23-12-SPR) – *Tyler Morrow – Planner II*

SUGGESTED MOTION(S):

For Recommending Approval:

I move that the Alternative Design Committee recommended that the Planning Board grant preliminary alternative design approval based on the requirements within article 18. It is determined that the alternative design plan does advance the goals of article 18 and is as good as, or better than, the ordinance design standards. This approval shall allow alternative design measures as shown in the elevation included in the packet which allows for deviations to the following sections:

1. **5-27-4.1.6 Building façades.**
2. **5-27-4.1.8 Building scale.**
3. **5-27-4.1.10 Building materials.**
4. **5-27-4.3.4 Roofs.**

[DISCUSS & VOTE]

For Recommending Denial:

I move that the Alternative Design Committee recommended that the Planning Board deny preliminary alternative design approval based on the requirements within article 18. The proposed alternative design plan does not advance the goals of article 18 and is not as good as, or better than, the ordinance design standards. Because.....

[DISCUSS & VOTE]

SUMMARY:

The City of Hendersonville is in receipt of an application for preliminary site plan review and building design review from Satis Patel of Upward Road Hospitality, LLC. The applicant is proposing to construct a 45,797 square foot, 95 room hotel on the subject property.

The project received preliminary site plan approval from the Planning Board at the June 8th meeting. The applicant did not provide a preliminary building design to be reviewed alongside the preliminary site plan. It was decided during that meeting that the project would follow section 18-3-1.1 Site plan review only. The applicant would then be required to go through the building design review process during the final site plan review stage in

accordance with section 18-3-2.1 Compliant final plan review.

However, staff was recently notified that the applicant could not meet all design standards in the CHMU zoning district and would be proposing an alternative design. Since the applicant's final plans are not to a level where they can be approved, the project could not follow section 18-3-2.2 Alternative final plan review. Due to this, the applicant will be going back through the preliminary site plan and building design review process in accordance with section 18-3-1.2 Joint site plan and design review

PROJECT/PETITIONER NUMBER:	(A23-12-SPR)
PETITIONER NAME:	Upward Road Hospitality, LLC [Applicant/Owner]
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Preliminary Building Design Plan3. Preliminary Site Plan (previously approved)4. Application / Owner Signature Addendum