



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Matthew Manley, Long-Range Planning Manager

MEETING DATE: July 11, 2024

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – First Ave Villas (P24-26-CZD) – Matthew Manley, AICP – Long-Range Planning Manager

SUGGESTED MOTION(S):

For Recommending Approval:

I move 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 property (PIN: 9568-77-1057) from CMU-CZD (Central Mixed Use Conditional Zoning District) to CMU-CZD (Central Mixed Use - Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant, [dated June 28, 2024] 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:

- a) Residential, Multi-Family
 - 18 - 2 Bedroom Units

[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:

- 1) ...

3(2). The petition is found to be inconsistent with the City of Hendersonville 2030 Comprehensive

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9568-77-1057) from CMU-CZD (Central Mixed Use Conditional Zoning District) to CMU-CZD (Central Mixed Use - Conditional Zoning District) based on the following:

1. The petition is found to be inconsistent with the City of Hendersonville 2030 Comprehensive Plan, based on the information from the staff analysis and the public hearing, and because:

The petition is inconsistent with a range of goals and strategies for *Medium Intensity Neighborhood* in the City's 2030 Comprehensive Plan, in particular the maximum recommended density of 8 units per acre.

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 petition proposes a development that is incompatible with the existing neighborhood due to height, scale, and architectural design.
- 2. The petition proposes a density that is out of character with the surrounding neighborhood
- 3. The petition would generate excessive traffic, noise and light in an existing residential neighborhood.

<p>Plan based on the information from the staff analysis and because:</p> <p>The petition is inconsistent with a range of goals and strategies for <i>Medium Intensity Neighborhood</i> in the City's 2030 Comprehensive Plan, in particular the maximum recommended density of 8 units per acre.</p> <p>4(3). Therefore, we recommend designating the Future Land Use of the parcel as: <i>Downtown Support</i> where multi-family residential is a primary recommended land use and minimal front setbacks, rear/side parking and façade articulation are recommended design features.</p> <p>5(4). We find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</p> <ol style="list-style-type: none"> 1. The petition incorporate a mix of housing types into an existing urban neighborhood 2. The petition provides an efficient use of property in the core of the city 3. The petition would place residents within an area of existing city services and infrastructure 4. The petition would place residents within walkable / bikeable proximity of a range of destinations including employment, shopping, and recreation. <p>[DISCUSS & VOTE]</p>	<p>[DISCUSS & VOTE]</p>
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SUMMARY: The City of Hendersonville is in receipt of an application for a Conditional Zoning District from Rafique Charania of ARY Development LLC for the property located at 0 1st Ave W (PIN: 9568-77-1057). The current zoning of the property is CMU-CZD (Commercial Mixed Use Conditional Zoning District). The applicant is requesting to amend the current Conditional Zoning District for the construction of two three/four story buildings comprised of 18 residential units on a .57 acre parcel. The current site plan depicts 21 on-site parking spaces with additional public on-street parking to be delineated.

There will be open space located at the front of the property. The parking is located at the center and rear of the property, and the entrance and exit to the units is located in the center of the property. There will be a landscape buffer on three sides of the property that border adjacent properties and street trees located along the frontage.

PROJECT/PETITIONER NUMBER:	P24-026-CZD
PETITIONER NAME:	Sarah McCormick [applicant] Rafique Charania of ARY Development LLC [owner]
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Proposed Site Plan 3. Neighborhood Compatibility Summary 4. Draft Ordinance 5. Proposed Zoning Map 6. Application / Owner Signature Addendum / LLC Record