



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

SUBMITTER: Tyler Morrow

MEETING DATE: January 10th, 2022

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Standard Rezoning – 1027 Fleming Street PIN 9569-60-2811 (P21-75-RZO) – *Tyler Morrow, Planner II*

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN 9569-60-2811) from MIC- SU, Medical, Institutional, Cultural Special Use to MIC Medical Institutional, Cultural finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map designation of Urban Institutional and Neighborhood Activity Center and that the rezoning is reasonable and in the public interest for the following reasons:

[Please state reasons describing why this development is good for the community. Example suggestions below or include your own]

- 1) That the zoning map amendment is consistent with the 2030 Comprehensive Plan, Chapter 8 – Land Use & Development.
- 2) That the rezoning is compatible with the surrounding land uses.
- 3) That it is reasonable and in the public's interest to approve the application because it will advance goals related to the Comprehensive Plan.

[Discuss & Vote]

For Recommending Denial:

I move Planning Board recommend that City Council deny the rezoning application for the subject property (PIN 9569-60-2811) changing the zoning designation from MIC- SU, Medical, Institutional, Cultural Special Use to MIC Medical Institutional, Cultural for the following reasons:

[Please state reasons describing why this development is not good for the community. Example suggestions below or include your own]

- 1) The rezoning is not consistent with the Comprehensive Plan [if applicable].
- 2) The rezoning is not compatible with the surrounding uses. [if applicable].
- 3) The rezoning is not in the public interest because [state why if applicable].

[Discuss & Vote]

SUMMARY: The City is in receipt of a Zoning Map Amendment (Standard Rezoning) application from Andrew Riddle of Riddle Development LLC (applicant) and Hunting Creek Associates, LLC (property owners). The applicant is requesting to rezone the subject property from MIC-SU Medical, Institutional and Cultural Special Use to MIC Medical, Institutional and Cultural. The subject property, PIN 9569-60-2811 is located at 1027 Fleming Street The subject property is approximately 3.3 acres.

A Special Use district was established for this parcel in 2006 and amended in 2008. The parcel was originally 5 individual parcels that were combined into one parcel.

Any changes to the site plan or uses under the current zoning would require that the applicant go through the Conditional Zoning District process. The applicant is requesting to rezone the parcel from the Conditional Zoning District into a Conventional Zoning District. If rezoned to MIC, Medical, Institutional and Cultural all uses within this district would be allowed on this parcel and all site plans would be reviewed by staff unless they exceed one of the square footage triggers outlined in the zoning ordinance (a proposed 50K Sq Ft project would automatically trigger the CZD process).

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

PROJECT/PETITIONER NUMBER:	P21-75-RZO
PETITIONER NAME:	<ol style="list-style-type: none">1. Andrew Riddle of Riddle Development LLC (applicant)2. Hunting Creek Associates, LLC (property owners).
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. List of Permitted Uses in MIC3. Ordinance4. Proposed Zoning Map5. Application and Supporting Documents