

CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER: Tyler Morrow **MEETING DATE:** January 11, 2024

AGENDA SECTION: New Business DEPARTMENT: Community

Development

TITLE OF ITEM: PULLED FROM AGENDA PER APPLICANT-Rezoning: Conditional Zoning

District 715 Greenville Highway Multi-Family (P23-55-CZD) - Tyler

Morrow-Planner II

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 (PINs: 9568-83-4302, 9568-83-2474 and, 9568-83-2082) from PCD, Planned Commercial Development to UR-CZD, Urban Residential Conditional Zoning District, for the construction of 185 multi-family units based on the master site plan and list of conditions submitted by and agreed to by the applicant, [dated 1-2-24] 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 Council 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 <u>consistent</u> with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:

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 (PINs: 9568-83-4302, 9568-83-2474 and, 9568-83-2082) from PCD, Planned Commercial Development to UR-CZD, Urban Residential Conditional Zoning District based on the following:

1. The petition is found to be <u>consistent</u> 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 and redevelopment in areas planned for high-intensity development, as indicated by the "Priority Infill Areas" and because multifamily residential is a secondary recommended land use in the Neighborhood Activity Center 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 adds impervious surfaces to a subject property that is almost entirely within the special flood hazard area.

The petition aligns with the City's 2030 Comprehensive Plan's Goals because it encourages infill development and redevelopment in areas planned for high-intensity development, as indicated by the "Priority Infill Areas" and because multifamily residential is a secondary recommended land use in the Neighborhood Activity Center 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 housing to offset local rental demand.
 - 2. The petition proposes to provide housing on a long vacant and underutilized piece of property near commercial corridors and is within walking distance of downtown.
 - 3. The site plan clusters development impacts out of the floodway portions of the site, aligning with guidance from the Comprehensive Plan and best practices.
 - 4. The petition proposes to redevelop a site that no longer acts as a natural floodplain while addressing concerns about urban blight.

[DISCUSS & VOTE]

2. The height and scale of the proposed development is incompatible with the surrounding area.

[DISCUSS & VOTE]

SUMMARY: The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Matthew Benak of Crest Residential LLC., applicant and Richard Herman of South Market LLC., property owner. The applicant is requesting to rezone the subject property, PINs 9568-83-4302, 9568-83-2474 and, 9568-83-2082 and located off Greenville Highway, from PCD, Planned Commercial Development to UR-CZD, Urban Residential Conditional Zoning District for the construction of 185 multi-family units on approximately 9.01 acres. This equates to a density of 20.5 units per acre.

The proposal includes the construction of I multi-family structure with a footprint of 58,367 square feet and a gross floor area of 231,037 square feet. Additionally, the development proposes 288 parking spaces.

The proposed site includes Floodway, 100 Year Floodplain and 500 Year Floodplain within its boundary. The proposed development is shown to be constructed completely outside of the Floodway.

PROJECT/PETITIONER NUMBER: P23-55-CZD

PETITIONER NAME:	 Matthew Benak (Manager) – Crest Residential LLC [Applicant] Richard Herman (Manager) – South Market LLC [Owner]
ATTACHMENTS:	Staff Report
	2. Neighborhood Compatibility Summary
	3. Tree Board Summary
	4. Proposed Site Plan / Elevations
	5. Proposed Zoning Map
	6. Draft Ordinance
	7. Application / Owner Signature Addendum