

<p>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 multi-family residential is a secondary recommended land use in the Neighborhood Activity Center Designation.</p> <p>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:</p> <ol style="list-style-type: none"> 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. <p style="text-align: center;">[DISCUSS & VOTE]</p>	<ol style="list-style-type: none"> 2. The height and scale of the proposed development is incompatible with the surrounding area. <p style="text-align: center;">[DISCUSS & VOTE]</p>
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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 1 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
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PETITIONER NAME:	<ul style="list-style-type: none">• Matthew Benak (Manager) – Crest Residential LLC [Applicant]• Richard Herman (Manager) – South Market LLC [Owner]
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Neighborhood Compatibility Summary3. Tree Board Summary4. Proposed Site Plan / Elevations5. Proposed Zoning Map6. Draft Ordinance7. Application / Owner Signature Addendum