

**Entry #:** 26 - 5/14/2024    **Status:** Submitted    **Submitted:** 5/14/2024 4:02 PM

**Date:**  
5/14/2024

**Name of Project**  
First Ave Villas

**Address/Location of Property**  
1st Ave W (No address assigned)

**List 10 digit PIN or 7 digit PID number for each property**  
9568771057

**Check type of Development**  
Residential

**Current Zoning**  
CMU-CZD

**Proposed Zoning**  
CMU-CZD

**List requested uses**  
Multifamily residential development

**Total Acreage**  
0.57

**Proposed Building Sq. ft.**  
6910

**Dwelling Units**  
18

**Conceptual Plan**



[1ST AVE APARTMENTS SCHEMATIC SET 5-13.pdf](#) 4.4 MB



[city\\_of\\_hendersonville\\_site\\_plan\\_review\\_application.pdf](#) 0.5 MB

**Conditional Zoning District Petition  
(Continued)**

**Proposed conditions for the site:**

We are proposing two multifamily residential buildings to be erected with a total of 18 units. 19 parking spaces will also be provided.

**It is important that the applicant consider the following factors. See Section 11-4 of the Zoning Ordinance for more information. Please use additional pages and/or attachments if necessary.**

**Explain consistency with the City's Comprehensive Plan:**

The plan adds to the vibrant neighborhoods and abundant housing choices of downtown Hendersonville. This project allows for a diversity of ages, income levels and range of interests by providing a much needed type of housing within walking distance to downtown Hendersonville. The housing development is also designed with high quality materials in mind, and goes above and beyond the design guidelines provided by the city.

**Explain compatibility with surrounding land uses:**

All the surrounding land uses are either CMU or R-6. All properties along the north and east property lines are zoned CMU. All properties on the South and West property lines are zoned R-6, high-density residential. Since we are proposing a high-density residential project, it is compatible with both the R-6 and CMU neighbors.

**Explain whether changed conditional require a map amendment:**

No map amendment is needed since we are already zoned CMU-CZD

**Explain how the petition is in the public interest:**

The petition is in the best interest of the public because it allows for a type of housing that is desperately needed in a high-value location. This project is also designed with longevity and design character in mind in a way that would add value to the architectural fabric of downtown.

**Explain whether adequate public facilities are available:**

Sidewalks will be developed to ensure walkability around and in front of the building. A central green courtyard and water feature is visible from the street. A landscape buffer surrounding the building maintains the concept of a tree canopy between properties.

**Explain the impact the petition would have on the natural environment:**

The existing trees running through the middle of the site would have to be replaced with smaller trees to create a buffer around the edge of the property. 19 parking spaces and 2 entry/exit roads increase the amount of impervious surface area on site. Drainage would be added towards the back of the site (underneath the parking) to combat flooding. Green space would be maintained in the center and along the edges of the property.

**Additional information:****Note additional approvals prior to issuance of Zoning Compliance Permit may include, but are not limited to:**

1. Henderson County Sedimentation & Erosion Control Permit
2. Stormwater management plan
3. Utility approval
4. NCDOT permit
5. Any other applicable permits as determined by the Development Assistance Department

**Signature pages for Conditional Zoning District Petition****Designated Agent**

Rafique R Charania for ARY Development LLC

**Address**

17 OLDE EASTWOOD VILLAGE BLVD, ASHEVILLE, North Carolina 28803

**Phone**

(832) 265-0493

**Email**

rrcharania@gmail.com

**Applicant Name**

SARAH MCCORMICK

**Company Name (if applicable)**

PEACOCK ARCHITECTS

**Entity Type**

Corporation

**Address**

129 3RD AVE W, HENDERSONVILLE, North Carolina 28792

**Signature**

**Phone**



**Title of Applicant (if applicable)**

**Signature of the property owner acknowledges if the property is rezoned the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.**

**Property Owner Name**

RAFIQUE CHARANIA FOR ARY DEVELOPMENT LLC

**Address**

17 OLDE EASTWOOD VILLAGE BLVD, ASGEVILLE, North Carolina 28803

**PID or PIN #**

9568771057

**Signature**



**Property Owner Name (if different from Applicant)**

**Company Name (if applicable)**

**Entity Type**

Corporation

**Address**

**PID or PIN #**

**Signature**

**Title of Property Owner (if applicable)**

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**Signature pages for Conditional Zoning District Petition (continued)**

**Signature of the property owner acknowledges if the property is rezoned the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.**

**Property Owner Name**

**Company Name (if applicable)**

**Entity Type**

Corporation

**Address**

**PID or PIN #**

**Signature**

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**Property Owner Name**

**Address**

**Signature**

**PID or PIN #**

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**Title of Property Owner (if applicable)**

**Property Owner Name**

**Printed Company Name (if applicable)**

**Entity Type**

Corporation

**Address**

**Signature**

**PID or PIN #**

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**Property Owner Title (if applicable)**