

REZONING: CONDITIONAL REZONING – Compleat KiDZ (25-60-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - Compleat KiDZ
 - 25-60-CZD
- Applicant & Property Owner:
 - Kathryn Thomas (Compleat KiDZ) [Applicant]
 - David Lee, New Leaf Sales LLC [Owner]
- Property Address:
 - 913 & 917 9th Ave. W.
- Project Acreage:
 - 0.95 Acres
- Parcel Identification (PINs):
 - 9569-40-2580
 - 9569-40-3593
- Current Parcel Zoning:
 - PID-CZD, Planned Institutional Development – Conditional Zoning District
- Requested Zoning:
 - MIC-CZD, Medical, Institutional, Cultural Conditional Zoning District
- Requested Uses:
 - Office, business, professional and public
- Future Land Use Designation:
 - Multi-Generational Living
- Neighborhood Compatibility Meeting:
 - July 24th, 2025
- Planning Board Motion: Unanimous Approval



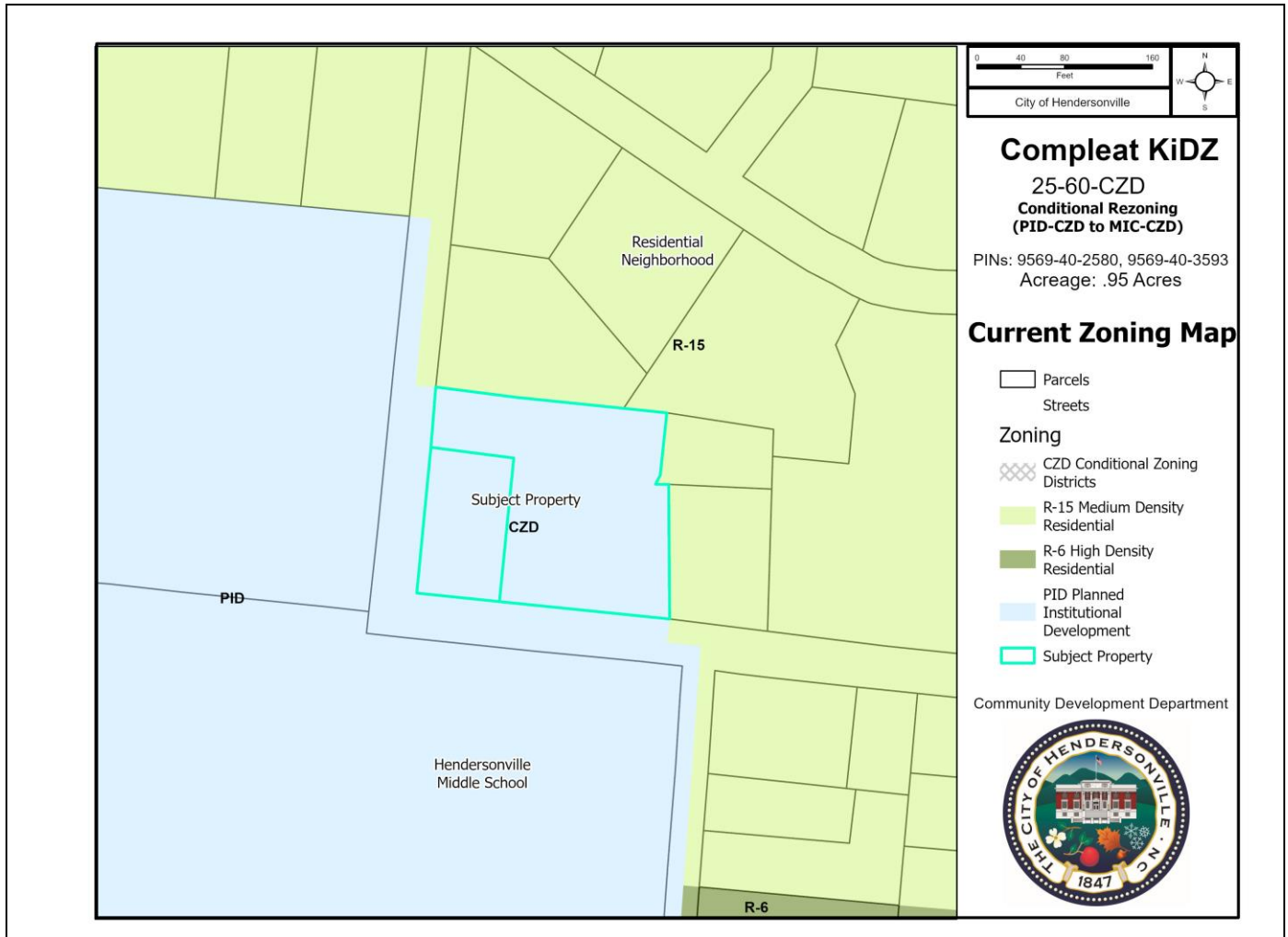
SITE VICINITY MAP

The proposed project would rezone the properties located at 913 and 917 9th Avenue West from PID-CZD to MIC-CZD. These two parcels together total approximately 0.95 acres.

In 2023, the properties were rezoned to MIC-CZD for a proposed daycare center. However, because it was a conditional zoning district, the approved use was limited to that specific purpose. The current applicant now seeks to convert the existing building into office space, which requires a new rezoning request. They are proposing to rezone the property to MIC-CZD to align with the intended office use.

The submitted site plan meets the zoning and landscaping requirements for the MIC-CZD district. However, due to existing site constraints—primarily the presence of an existing building—the developer has proposed several conditions as part of the request.

CITY OF HENDERSONVILLE CURRENT ZONING AND LAND USE MAP



The subject property is currently PID-CZD Planned Institutional Development Conditional Zoning District. Prior to being rezoned, one of the subject parcels operated as a non-conforming retirement home before closing. The other subject property operated as a single-family dwelling. The single-family dwelling has since been demolished, and only the former retirement home building remains.

This area does have an education/campus like feel due to the close proximity to Hendersonville Elementary school and Hendersonville Middle School and associated sport facilities. the areas outside of the educational institution is made up of single-family neighborhoods to the north and southeast. This area has historically served the community's education needs. Currently through the Hendersonville Middle and Elementary schools and historically through the Ninth Ave School and the Sixth Ave. School. Both schools were African American schools which not only served this community, but also the surrounding counties. The sixth Ave. school operated from 1916 to 1951 and the Ninth Ave. School operated from 1951 to 1965.

A legal non-conforming childcare center is currently in operation less than a block from the subject property at the corner of 9th Ave. W. and Tebeau Street. The childcare is operated by WNC Source. In addition, the larger institutional uses of the hospital are within 2 to 3 blocks of the site.

SITE IMAGES



View of existing structure located at 913 9th Ave. W. from the Hendersonville Middle School property to the south.

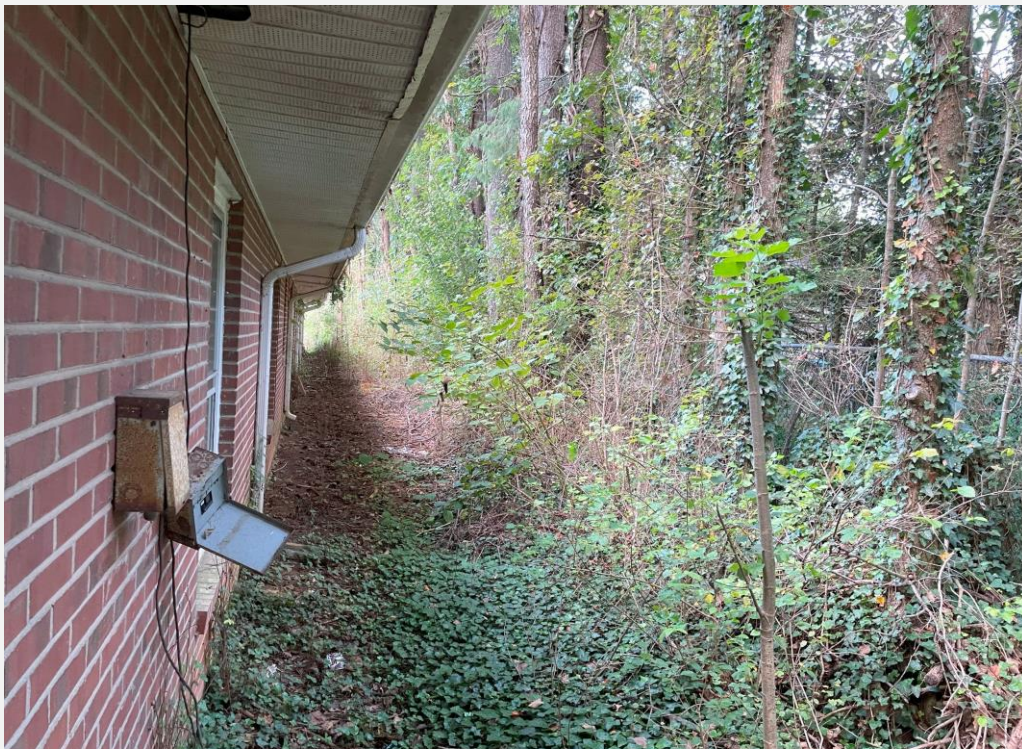


View of existing mature trees shown as preserved on the site plan. 60" Maple and 48" oak.

SITE IMAGES



View of existing drive on the eastern property boundary proposed to remain.



View of existing vegetation/buffer along the rear of the building.

SITE IMAGES



View of the vacant lot where the single-family dwelling at 917 9th Ave. W once set.



View of internal courtyard.

SITE IMAGES

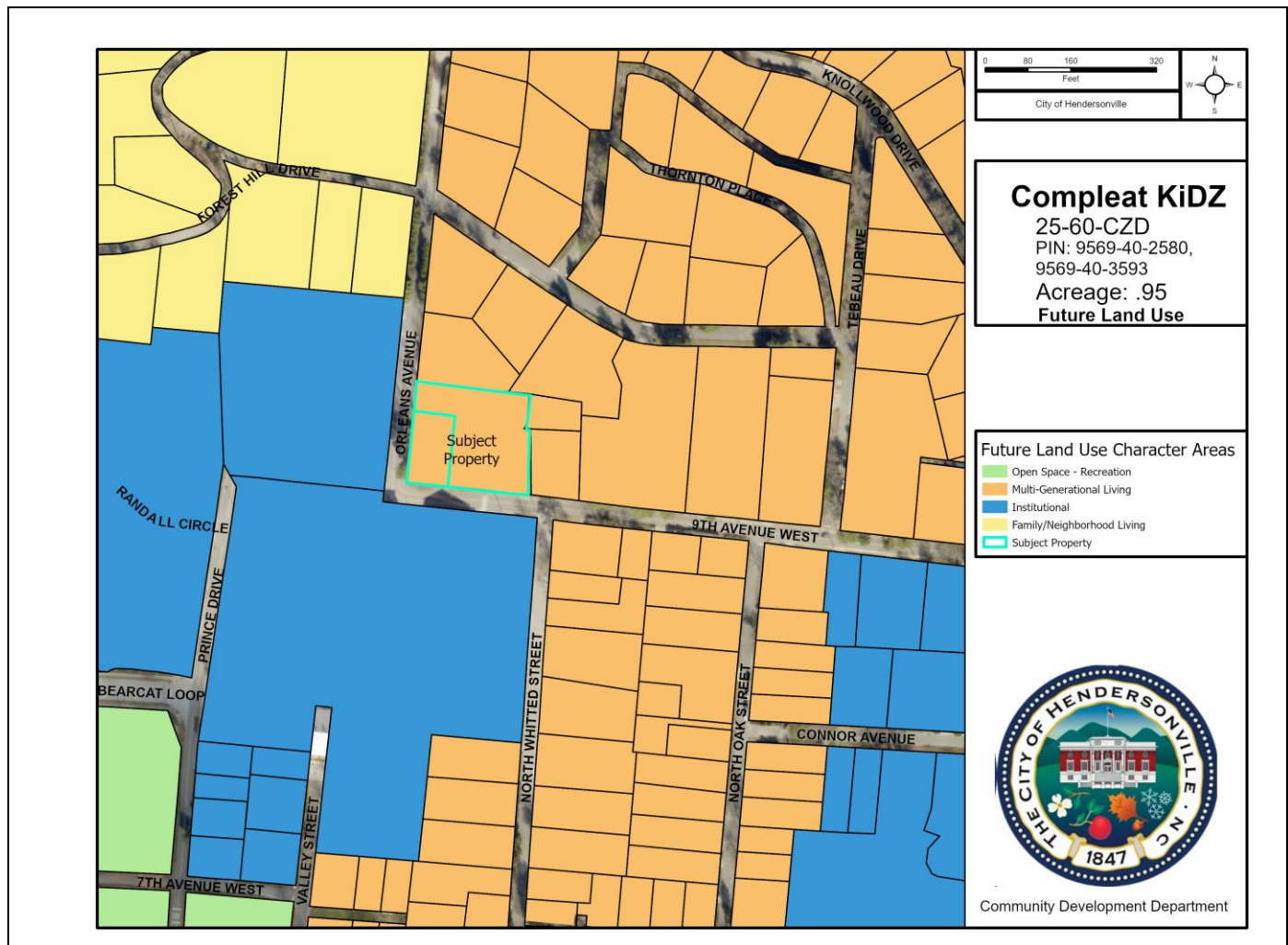


View of existing parking lot proposed to be altered.



View of mature trees and vegetation along the rear property boundary to the north.

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The subject property is designated as Multi-Generational Living on the future land use map. Multi-generational living supports mixed residential development and a limited amount of small scale neighborhood-serving commercial. This classification stretches across 9th avenue into the existing residential. On the opposite side of Orleans Avenue is Institutional for the existing Hendersonville Middle School campus. To the northwest, there is family/neighborhood living.

PROPOSED REQUEST DETAILS

Site Plan Summary:

- Proposed Use: Medical Office
- Site Plan Summary
 - Existing 1 story 11,441 square foot building to be converted into a childcare center.
 - The existing building is approximately 16' tall.
 - Sidewalks will be provided along Orleans Ave and tie into the existing sidewalks on 9th Ave. W.
 - The development will have 30 parking spaces, 29 are required.
 - The development will retain existing access points on Orleans Ave and 9th Ave. W. Existing driveways will be brought up to current City standards.
 - A fence is proposed to buffer the eastern side of the property from the adjacent residential property.

OUTSTANDING ISSUES & CITY-PROPOSED CONDITIONS:

COMMUNITY DEVELOPMENT:

Site Plan Comments:

- The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Urban Residential (5-25) (minus any developer proposed conditions).
 - Comments that will be reviewed/addressed during final site plan review process and do not need to be addressed during the preliminary site plan review process:
 - Landscaping: Alternative compliance will be utilized for the parking lot island plantings and the 10' Type B buffer on the eastern side of the property.

Proposed City-Initiated Conditions:

1. None

DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The Development Review Committee consists of the following Departments/Divisions and Agencies: Engineering, Water/Sewer, Fire Marshal, Stormwater Administration, Floodplain Administration, Public Works, NCDOT, Henderson County Soil & Erosion Control and the City's Traffic Consultant. While all pertinent members of the DRC reviewed this project, staff has provided only the relevant/outstanding comments / conditions below:

Preliminary Site Plan Comments:

- Show type I with sidewalk across driveway (to be reviewed at final site plan)

Proposed City-Initiated Conditions:

1. None

Developer Proposed Conditions

1. This is an existing building. Developer requests to be granted relief from the 25' building setback to provide a 4'-8" setback on the rear property line and a 9'-8" setback on the north side property line; to reduce the setbacks requirements in Section 5-10-3 in the rear NE corner.
2. Developer requests to reduce the buffer plantings requirements in section 15-6 along the eastern side of the property. A 5' height wood panel fence will be installed in all areas that can not meet the size and planting requirements.
3. Developer requests to utilize the peninsula planting areas adjacent to parking as the parking island size requirements in Section 15-9.

REZONING STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
1) COMPREHENSIVE PLAN CONSISTENCY	<u>LAND SUPPLY, SUITABILITY & INTENSITY</u> The subject property was excluded from the <u>Land Supply Map</u> analysis. The subject property was excluded from the <u>Suitability Assessment</u> analysis.
	<u>FUTURE LAND USE & CONSERVATION MAP</u> Character Area Designation: Multi-Generational Living Character Area Description: Somewhat Consistent Zoning Crosswalk: Inconsistent Focus Area Map: N/A
2) COMPATIBILITY	<i>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property</i>
	The proposed use as a medical office is appropriate for this area given its close proximity to the hospital. It is also extremely close to the middle, elementary, and high schools, where many clients may come from.
	<u>EXISTING CONDITIONS</u> The subject property currently has one structure on it. This structure will be used by the applicant for their offices. No expansion of the structure is proposed. The adjacent property will be incorporated into the plan as part of the parking lot.
	<u>GEN H COMPREHENSIVE PLAN GOALS</u> (Chapter IV) Vibrant Neighborhoods: Consistent Abundant Housing Choices: NA Healthy and Accessible Natural Environment: Consistent Authentic Community Character: Consistent Safe Streets and Trails: Consistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: Consistent Welcoming & Inclusive Community: Consistent Accessible & Available Community Uses and Services: Consistent

	Resilient Community: N/A <u>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES</u> (Chapter IV) Mix of Uses: Consistent Compact Development: Consistent Sense of Place: Consistent Conserved & Integrated Open Spaces: Consistent Desirable & Affordable Housing: Consistent Connectivity: Consistent Efficient & Accessible Infrastructure: Consistent
3) Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment - The subject property was previously zoned to enable a childcare center. This venture never was realized, and therefore, the applicant is proposing a changed use.
4) Public Interest	Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare - The applicant activate an unused building, thereby improving the safety of the area from unwanted activity in the building.
5) Public Facilities	Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment The subject property will be served by City of Hendersonville services. The subject property is located near one of the city's main entry corridors.
6) Effect on Natural Environment	Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife - No major impact will be made to the environment from the development of this project.

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

The petition is found to be **consistent** with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation as defined in Chapter IV of the Gen H Comprehensive Plan.

We [**find**] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

DRAFT [Rationale for Approval]

- *The petition utilizes an existing building and existing infrastructure.*
- *The petition is in close proximity to schools, medical facilities, and existing neighborhoods making it an ideal location for the services offered.*
- *The petition will improve pedestrian connectivity in the area.*

The petition is found to be **consistent** with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation as defined in Chapter IV of the Gen H Comprehensive Plan.

We [**do not find**] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

DRAFT [Rational for Denial]

- *The petition will impact traffic in the area, causing safety issues for neighboring schools and residential areas.*
- *The proposed use is not appropriate for the area.*

