



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Matthew Manley	MEETING DATE:	August 8, 2022
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Zoning Text Amendment: Multi-Family & Dimensional Standards in the MIC (P22-64-ZTA) – <i>Matthew Manley, AICP – Planning Manager</i>		

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend City Council **adopt** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V. – Zoning District Classifications, Section 5-10-1. Permitted Uses; Section 5-10-3. Dimensional requirements; and Section 5-14-7. Minor planned residential developments, based on the following:

1. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The 2030 Comprehensive Plan Land Use and Development Chapter calls for minimal front setbacks and recommends multi-family as a secondary use for properties within the Urban Institutional Future Land Use Designation.

2. 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:

1. The addition of multi-family residential as a permitted use will allow for greater infill development in a zoning district with a mix of intense land uses.
2. The addition of multi-family residential as a permitted use will place more residents within close proximity to goods and services.
3. The addition of multi-family residential as a permitted use will allow for a mixture of housing types at different price points.

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V. – Zoning District Classifications, Section 5-10-1. Permitted Uses; Section 5-10-3. Dimensional requirements; and Section 5-14-7. Minor planned residential developments, based on the following:

1. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The 2030 Comprehensive Plan Land Use and Development Chapter calls for minimal front setbacks and recommends multi-family as a secondary use for properties within the Urban Institutional Future Land Use Designation.

2. 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:

1. The allowance of additional density would be incompatible with single-family uses in the MIC zoning district.

[DISCUSS & VOTE]

<p>4. The reduction of setbacks will allow for more efficient use of land and provide more opportunities for infill development.</p> <p>5. The shifting of parking to the side or rear will accommodate a more pedestrian-friendly environment.</p> <p>[DISCUSS & VOTE]</p>	
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SUMMARY: *The City of Hendersonville is initiating an amendment to the list of Permitted Uses and Dimensional Standards in the MIC (Medical, Institutional, & Cultural) Zoning District.*

Sec. 5-10-1 would be amended to include, as a permitted use, “Residential, Multi-family” with a maximum density of 12 units/acre. Section 5-10-3 would be amended to reduce front setbacks from 30’ to 10’ on local streets and 0’ on major and minor thoroughfares (6th Ave (US 64), 5th Ave & N. Justice St). As well as to reduce the minimum lot size and side and rear setbacks. Amendments to this section would include a provision to locate parking to the side or rear of a lot and to set residential density based on the amount of open space provided by a proposed development.

Section 15-4-7 would also be amended to strike Minor PRD in the MIC as this use would be made obsolete with the reduction of setbacks and inclusion of Multi-family residential as a permitted use in the MIC.

PROJECT/PETITIONER NUMBER:	P22-64-ZTA
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Text Amendment Supplementary Map 3. Draft Ordinance