



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER: Matthew Manley, Planning Manager **MEETING DATE:** February 14, 2022

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Washburn Tract (P21-68-CZD) – Matthew Manley, AICP – Planning Manager

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 (PIN: 9578-39-5229 & 9579-11-8417) from PRD-CZD (Planned Residential Development-Conditional Zoning District) to PRD-CZD (Planned Residential Development – Conditional Zoning District) based on the site plan submitted by the applicant, [dated _____], and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of permitted uses and applicable conditions below:

Permitted Uses:

1. Residential Dwellings, Single-Family
2. Residential Dwellings, Multi-Family

Conditions that shall be satisfied prior to final site plan approval include:

1. The City Transportation Consultant recommends the developer provide two-lane access (45' ROW) at southeastern end of development (currently shown as 20' emergency access / exit-only); and
2. The City's Transportation Consultant recommends the developer provide for Mitigation as called for in TIA review and noted in staff report; and
3. Dedicate right-of-way along frontage on Tracy Grove Rd; and

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 property (PIN: 9578-39-5229 & 9579-11-8417) from PRD-CZD (Planned Residential Development – Conditional Zoning District) to PRD-CZD (Planned Residential Development) based on the site plan submitted by the applicant for the following reasons:

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:

- *The comprehensive plan Medium Intensity Neighborhood does not recommend multi-family on Minor Throughfares.*
- *The petition does not directly address affordable housing as recommended in the comprehensive plan.*

[DISCUSS & VOTE]

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| <ol style="list-style-type: none">4. Provide details related to the provision of a Conservation Easement and/or Dedication of land to Conserving Carolina including commitment from Conserving Carolina as a note on the site plan; and5. Provide details related to developer proposed restoration of on-site wetlands, delineating areas proposed for restoration on the site plan; and6. The City's Stormwater Administrator recommends the developer enhance the Stormwater run-off system to treat and retain, at a minimum a 25-year event. Treatment and retention are currently required for a 10-year event.; and7. The City's Stormwater Administrator recommends the developer utilize Low Impact Development practices through incorporation of bioretention ponds to retain and treat on-site stormwater (NR-3.2); and8. The Tree Board recommends the developer provide and implement a vegetative planting plan developed by a landscape architect and approved by staff to vegetate between all built areas/impervious surfaces and the entire required buffer line along the wetland with diverse and appropriate species of native upland and wetland trees, native shrubs and other native perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators) to enhance wildlife habitat, increase tree canopy, assist in stormwater filtering of pollution from built areas and slow down and infiltrate stormwater runoff from the site. No turf grasses can be used in this area and invasive plants (as listed in the city's Recommended Landscape Species List for Street Trees and Land Development Projects) must be removed; and9. The Tree Board recommends the developer protect the trees that they have proposed to save in accordance with Section 15-4 Existing Vegetation of the Zoning Ordinance; and10. The Tree Board recommends the developer eliminate all parking spaces above the minimum required number of spaces in order to maximize open space | |
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and preserve as many large mature trees as possible; and

11. The Tree Board recommends the developer implement a minimum 25-foot Type C Buffer without any walls, fences or berms (defined in Zoning Code Section 15-6 [c]) in all areas where the proposed apartments border R-15 residential zoned properties to increase tree canopy, wildlife habitat, and provide additional buffering for existing residential areas. Existing non-invasive trees and shrubs should remain and can contribute to this buffer; and
12. The Tree Board recommends that lots 7, 8, 9, and 10 be utilized as open space in order to preserve the large mature Oak Trees.

Finding that the petition is **consistent** with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The Medium Intensity Neighborhood designation calls for Planned Residential Developments as a secondary recommended land use and the proposed site plan aligns with development guidelines under strategy LU 6.4.

Furthermore, 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:

- *The development is near the Rte 64 commercial corridor, an area of the city experiencing on-going development and redevelopment.*
- *The addition of multi-family and single-family residential addresses an ongoing supply need and is in keeping with the surrounding land uses.*
- *The proposal to conserve, via a conservation easement, the flood plain area on the site, including efforts to restore the ecological function of this important area is a general public good for the community.*
- *The site plan clusters development impacts away from the Natural*

<p><i>Resource/Agriculture designated portions of the site, aligning with guidance from the Natural & Environmental Resource Chapter of the Comprehensive Plan.</i></p> <ul style="list-style-type: none"> <i>Greenway construction and ROW dedication adds to existing greenway network of aligns with specific goals established for greenways.</i> <p>[DISCUSS & VOTE]</p>	
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SUMMARY: *The City of Hendersonville is in receipt of an application for a conditional rezoning from John Kinnaird of Brooks Engineering and Mike Washburn (developer). The applicants are requesting to rezone the subject property, PIN 9579-11-8417 and 9578-39-5229 and located off of Tracy Grove Road., from PRD CZD, Planned Residential Development Conditional Zoning District to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a multi-family / single-family development consisting of 300 apartment units and 160 single family homes on approximately 162 acres with a density of 2.8 Units / Acre.*

There are 13 apartment buildings proposed. The apartments are proposed to be 3-Story or 2/3-Story Split and consisting of 270 – 1 to 2 bedroom units and 30 – 3 bedroom units. A clubhouse and pool are also featured in the site plan for the apartments.

The single-family home lots are proposed to be 50'x100' (5,000 Sq Ft or .115 Acres). They feature a 20' wide driveway in front of the building area.

This project required a conditional rezoning due to an existing PRD-CZD zoning for the subject parcels as well as the current request for PRD-CZD zoning.

PROJECT/PETITIONER NUMBER:	P21-68-CZD
PETITIONER NAME:	Mike Washburn
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Draft Ordinance 3. Proposed Zoning Map 4. Neighborhood Compatibility Meeting Summary 5. Tree Board Summary 6. Natural Resource Summary 7. TIA Consultant Review 8. Proposed Site Plan/Sun Study 9. Application / Owner Addendum