



**CITY OF HENDERSONVILLE**  
**AGENDA ITEM SUMMARY**  
**PLANNING DIVISION**

**SUBMITTER:** Lew Holloway

**MEETING DATE:** March 14<sup>th</sup>, 2024

**AGENDA SECTION:** New Business

**DEPARTMENT:** Community Development

**TITLE OF ITEM:** Rezoning: Conditional Zoning District – Kid City USA (P23-066-CZD) – *Lew Holloway– Community Development Director*

**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: 9569-40-2580 and 9569-40-3593) from R-15, Medium Density Residential, to PID-CZD, Planned Institutional Development Conditional Zoning District, for the rehabilitation and reuse of an existing 11,441 sqft commercial building as Childcare Center based on the master site plan and list of conditions submitted by and agreed to by the applicant, [revision dated 10-16-24] and presented at this meeting and subject to the following:

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

Permitted Uses:

1. Childcare Center

**[for amendments to uses or conditions discussed and agreed upon in the meeting (between City & Developer) and not yet represented on the site plan, please use the following language. Disregard #2 if not needed]**

2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:

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

**For Recommending Denial:**

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the subject property (PIN: 9569-40-2580 and 9569-40-3593) from R-15, Medium Density Residential, to PID-CZD, Planned Institutional Development Conditional Zoning District, for the rehabilitation and reuse of an existing 11,441 sqft commercial building as Childcare Center based on the master site plan and list of conditions submitted by and agreed to by the applicant, [revision dated 10-16-24] and presented at this meeting, 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 because:

The petition aligns with the City’s 2030 Comprehensive Plan’s Goals for the “Medium Intensity Neighborhood” Future Land Use Designation to provide local and public and institutional uses.

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

1. The proposed use is not compatible with adjacent residential uses.

**[DISCUSS & VOTE]**

<p>The petition aligns with the City’s 2030 Comprehensive Plan’s Goals for the ‘‘Medium Intensity Neighborhood’ Future Land Use Designation to provide local and public and institutional uses.</p> <p><b>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:</b></p> <ol style="list-style-type: none"> <li>1. The proposed rezoning includes no new construction but enhances existing site parking.</li> <li>2. The proposed site plan includes compliance with landscaping standards, existing tree preservation and enhanced site buffering to adjacent residential uses.</li> <li>3. The proposed use meets a community need for additional childcare options for working parents.</li> </ol> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>	
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*SUMMARY: The site plan highlights a desire to change the permitted use of an existing 11,441 square footage single story building which was most recently used as Blue Ridge Retirement Home at 913 9<sup>th</sup> Ave. W. 917 9<sup>th</sup> Ave. W. previously had a single family dwelling on it which has since been demolished. The subject property is made up of two individual parcels totaling 0.95 acres.*

*The site plan shows no new building construction. The existing single story structure, which is approximately 11,441 sqft, remains, with the primary change to the site consisting of a revised parking layout. The parking reconfiguration utilizes the now vacant 917 parcel.*

*The site plan is required to meet common open space requirements. Although not identified, the preliminary plan appears to meet that standard, a condition is included for confirmation. The site plan includes the preservation of 7 hardwoods along the northern boundary and 3 hardwoods along the southern boundary, including a 48” Oak & 60” Maple.*

*The existing structure location requires relief from certain buffering standards along the northern and eastern edge of the property, the landscape plan illustrates the treatment proposed on these edges.*

<b>PROJECT/PETITIONER NUMBER:</b>	P24-04-CZD
<b>PETITIONER NAME:</b>	<ul style="list-style-type: none"> <li>• David Lee, New Leaf Sales LLC [Applicant/Owner]</li> </ul>
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"> <li>1. Staff Report</li> <li>2. Neighborhood Compatibility Summary</li> </ol>

	<ol style="list-style-type: none"><li>3. Tree Board Summary</li><li>4. Proposed Zoning Map</li><li>5. Draft Ordinance</li><li>6. Application / Owner Signature Addendum</li></ol>
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