

Entry #: 14 - 11/13/2024

Status: Submitted

Submitted: 11/13/2024 5:08 PM

Date:

11/13/2024

Address/Location of Property:

9568771057

Current Zoning:

CMU-CZD

Proposed Zoning:

UR-CZD

List the adjacent property parcel numbers and uses.

PIN or PID #

9568772044

Adjacent Property Use:

CMU

PIN or PID #

9568770237

Adjacent Property Use:

CMU

PIN or PID #

9568770025

Adjacent Property Use:

R-6

PIN or PID #

9568761961

Adjacent Property Use:

R-6

Applicant Name:

Sarah McCormick

Address

129 3rd Ave W, Hendersonville, North Carolina 28792

Phone

(828) 696-4000

Email

sarah@peacockarchitect.com

Property Owner Name:

Rafique Charania for ARY Development LLC

Address

17 Olde Eastwood Village Blvd, Asheville, North Carolina 28803

PIN or PID #

Signature

Rafique Charania

Printed Name:

Rafique Charania

Official Use Only:

Date Recieved:

Received By:

Fee Received:

Section 11-4 Standards: The advisability of amending the text of the Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

a) Comprehensive Plan Consistency. Consistency with the Comprehensive Plan and amendments thereto.

The comprehensive plan emphasizes the need to alleviate the current housing shortage by developing a variety of housing types walkable to downtown. We are helping preserve the city center and neighborhood through mid-density, quality, user-conscious design. This is a compact development that reduces traffic congestion and maximizes the use of the available land, helping preserve the agricultural land by reducing suburban sprawl

b) Compatibility with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.

In the future land use of downtown, our site is earmarked for multi-generational living and within walking distance of the neighborhood center where most primary activity occurs. We are part of the downtown edge district, made up of civic buildings and commercial businesses. In addition, we are surrounded by a church and residential properties. The use of our building is multi-family residential, therefore compatible with the surrounding properties.

c) Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment.

We would be requesting a variance in the front setback line from 14' to 12'. We would also be utilizing the exemption for front porches/patios to extend over the setback line.

d) 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.

A courtyard between the two buildings creates a pocket park with opportunities for public interaction, adding value to the community as a whole. This courtyard, clad in turf-stone and landscaping, offers the perfect setup for community interactions. Not only will this type of high-density development so close to downtown help traffic congestion by providing opportunities for walking and cycling as a means of transportation, but we provide 13 extra parallel parking spots across the street that are available to the public.

e) Public facilities. Whether and to the extent 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 site plan is designed to meet all the fire code requirements. This development would require tapping into the city of Hendersonville water and sewer main lines.

f) 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, stormwater management, streams, vegetation, wetlands and wildlife.

There would be no significant impact other than the removal of existing trees. We propose a new landscaping buffer which would replace more trees than we are proposing to remove.