

Zoning Docket from March 14, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-21	Joshua Joseph Bucher for ASGA, LP 300 Hammett Street 0153000100100 I-1, Industrial & S-1, Services To R-MA, Multifamily Residential	23	Approval	Approval 3/23/16	Approval 4/4/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 14, 2016 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Showed presentation Good traffic circulation, two main entrances will be afforded to the site Historic rehab project (U.S. Parks Service, Part II approved) Non-historic contributing buildings to be removed All parking on-site 200-221 apartment units Rental rate: unknown Resident <ul style="list-style-type: none"> Project would add value to the neighborhood <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> President of Poe Mill Association <ul style="list-style-type: none"> Requested additional time to address issues with the developer Concerned to move the project/ community ahead Suggested a 30-day deferment to the process <p>List of meetings with staff: June 10, 2015 – applicant, engineer</p>					<p>Petition/Letter</p> <p><u>For:</u> none</p> <p><u>Against:</u> none</p>
Staff Report	<p>The subject parcel is 13 acre of property located on Hammett Street approximately 0.65 miles northeast of the intersection of Pete Hollis Boulevard and Old Buncombe Road intersection. The parcel has approximately 300 feet of frontage along Hammett Street and 1,000 feet of frontage along Victor Street. Floodplain is present mainly along the S-1 portion of the property, but is also present in the I-1 section of the property.</p> <p>The applicant states the proposed land use is for residential. Recent residential development trends include the renovation of historic mills into apartment complexes. The Spinning Mill, located on the edge of the Poe Mill neighborhood, is another project with similar characteristics to previous mill conversion projects. The proximity to a vital neighborhood (historic mill villages), downtown amenities, and downtown workplaces, makes these locations ideal for higher density residential.</p> <p>It is staff's opinion that this requested rezoning would have minimal immediate impact to the character of the surrounding area. The proposal is consistent with future land use plan.</p> <p>Based on these reasons, staff recommends approval of the request for R-MA, Multifamily Residential.</p>					