City Council Agenda Item Request
Submit to Clerk's Office
No later than 30 days before proposed Council meeting

- **Date submitted to Clerk's Office:** June 25, 2025.
- **Primary contact person and Department requesting agenda item:** Will Palmquist, Planning & Urban Design.
- **Requested Council meeting date:** September 9, 2025
- **Subject:** Conditional zoning amendment request for property located at 1617 Hendersonville Rd.
- **Action Requested:** Public hearing to consider amending the conditional zoning ordinance (Ord. No. 4397) for the properties located at 1617 Hendersonville Rd for the purpose of making amendments to the site plan and project conditions.
- **Note if time sensitive, and why:** No, not time sensitive.
- **Potential fiscal impact(s) - if known by staff at time of request:** None.
- **Identify all vendor outreach for Minority & Women Owned Business Enterprises (MWBE).** No vendors associated with the conditional zoning - not applicable.
- **Identify all Boards, Commissions and Council Committees with tentative dates - add in the vote and recommendation from each Board:**
    - Planning & Zoning Commission (PZC) - Continued from August 6, 2025 to September 3, 2025 - adopted unanimously - 4-1 with project conditions
- **Identify key issues:**
    - The project site consists of one large property, and 27 smaller properties totalling approximately 125 acres located at 1617 Hendersonville Rd.
    - The project site is the Deerfield Episcopal Retirement Community, a faith-based, non-profit retirement community offering a full continuum of care, including independent living, assisted living, and skilled nursing care on-site.
    - The site is currently zoned Commercial Expansion - Conditional Zone (COM EXP-CZ) by Ord. No. 4397, adopted on August 24, 2021, for the purposes of constructing a major expansion of the existing Deerfield retirement community along with associated site improvements including parking, open space, and sidewalk connections.
    - The project proposes a major amendment of similar scale to the previously approved conditional zoning at the Deerfield site, mainly on the vacant southern half of the main parcel. The project consists mainly of new building construction, and also includes additions to existing buildings on the northern portion of the site.
    - The existing conditional zoning for the expansion approved in 2021 proposed a total new building construction of approximately 833,000 sq. ft. This amendment proposes a total new building construction of approximately 822,300 sq. ft.
    - The project proposes the following new building construction, built in phases as appropriate:
        - Expansion of the existing skilled nursing facility (approximately 23,500 sq. ft.)
        - A new, five-story independent living building with 69 units (approximately 191,000 sq. ft.)
        - 12 new "Hybrid" buildings, each with 16 Independent Living apartments (approximately 45,600 square feet per building, and 547,200 sq. ft. total)

    - Three separate building additions to the existing Haden Hall, totalling 48,400 sq. ft., as identified on site plan as E1: 6 stories tall to match existing Haden Hall height, E2: 3 stories tall, and E3: 1 story tall
    - An addition to the existing Community Center for a new multi-purpose room (approximately 9,000 sq. ft.).
    - A new grounds maintenance building (approximately 3,200 sq. ft.)
    - Several existing buildings will be renovated and repurposed as part of this expansion project.
- Other site improvements include:
    - A 226 space, surface parking lot.
    - Extensive landscaping, walking trails, preserved trees, and new tree plantings.
    - A Type “B” 30’-wide Landscape Buffer where the project site abuts residential zoning districts along its southern and western boundaries.
    - A minimum of 10% of the total project site designated as Open Space.
    - Compliance with the Tree Canopy Preservation standards in Article XIX of the UDO.

Conceptual Master Plan

