

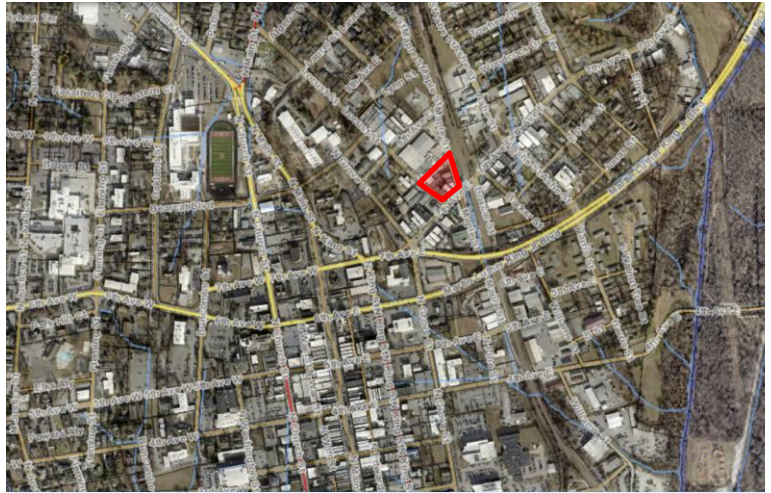
STANDARD REZONING: 7th AVE C-2 to CMU - LYLE CHARIFF (P24-58-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - 7th Ave C-2 to CMU (Lyle Chariff)
 - P24-58-RZO
- Applicant & Property Owner:
 - Lyle Chariff, 407 NC Holdings, LLC [Applicant / Owner]
- Property Address:
 - 407, 409, 411, 417 7th Ave
 - 709, 711, 713, 719 Maple St
 - 730 Locust St
- Project Acreage:
 - .77 Acres
- Parcel Identification (PINS):
 - 9568-89-7788
 - 9568-89-7766
 - 9568-89-8708
 - 9568-89-7871
 - 9568-89-7873
 - 9568-89-7865
 - 9568-89-7940
 - 9568-89-6855
 - 9568-89-6891
- Current Parcel Zoning:
 - C-2 Secondary Business
- Proposed Zoning District:
 - CMU - Central Mixed Use
- Future Land Use Designation:
 - Downtown



SITE VICINITY MAP

The City of Hendersonville is in receipt of a Zoning Map Amendment application from Lyle Chariff of 407 NC Holdings, LLC (owner) for 9 parcels (PINs listed on left) totaling .77 Acres located along 7th Ave at Locust St, Maple St and Track St in/adjacent to the 7th Ave Depot National Register Historic District. The properties are currently zoned C-2 Secondary Business. The petitioner is requesting that the full city block be rezoned to CMU to align with other properties in the 7th Ave Depot Historic District.

Development/redevelopment under the C-2 zoning is restricted by a 15'/20' front setback and a minimum lot width at the building line of 50'. The CMU zoning offers greater flexibility with a 12' front setback measured from the back of the curb rather than from the property line and no minimum lot width. CMU zoning also offers standards related to site development and design considerations which the C-2 zoning district does not contain.

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the CMU district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

SITE IMAGES



View from north looking south at corner of Maple St and Track St



View facing south along Maple St towards 7th Ave

SITE IMAGES



View along 7th Ave facing southwest



View of corner of 7th Ave and Locust St - empty lot where existing building was recently demolished.

SITE IMAGES

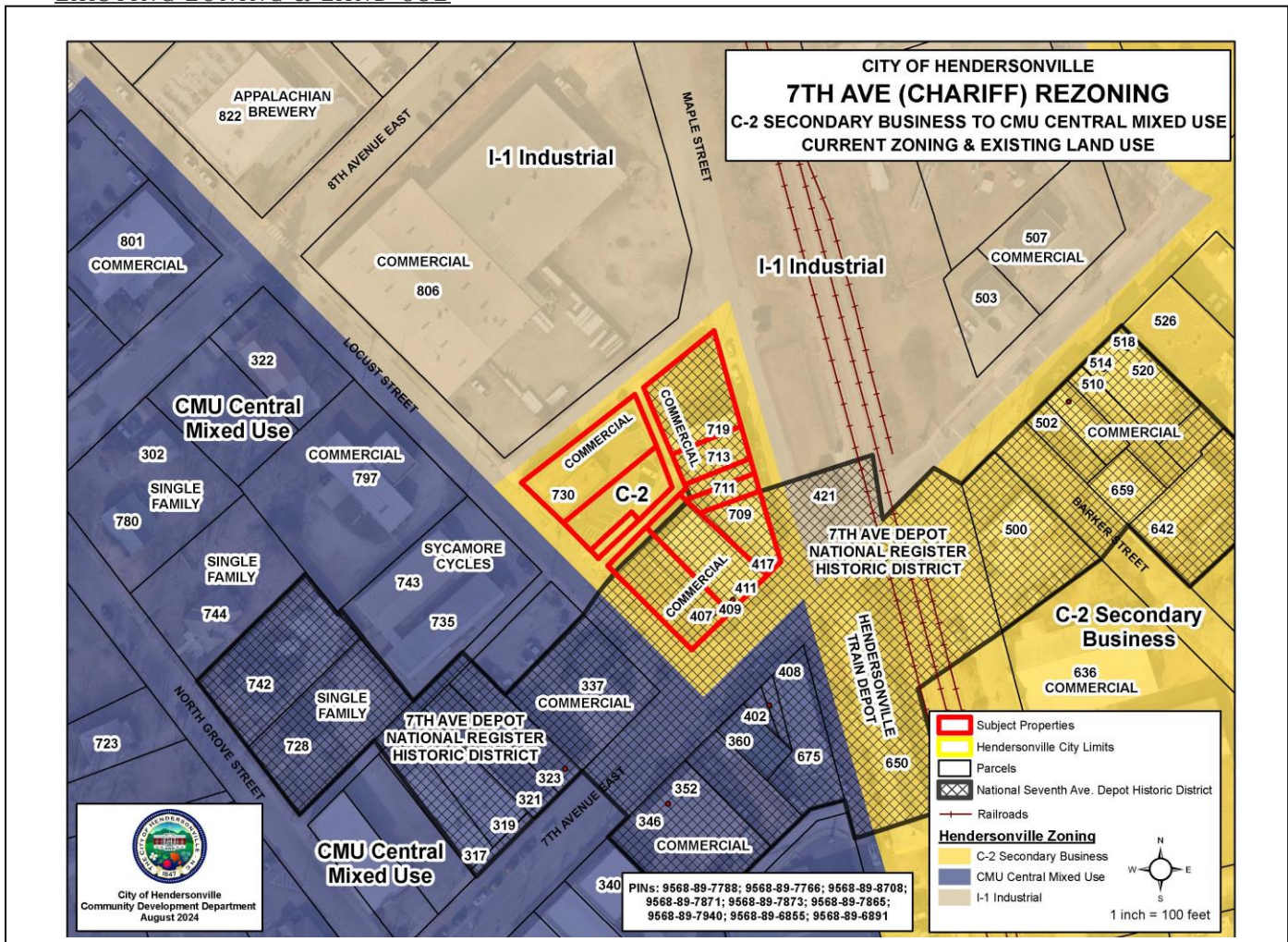


View facing southeast from alley - rear of empty lot at corner of 7th Ave and Locust St



View facing east near corner of Track St and Locust St. Vacant lot and 7th Ave in the background

EXISTING ZONING & LAND USE



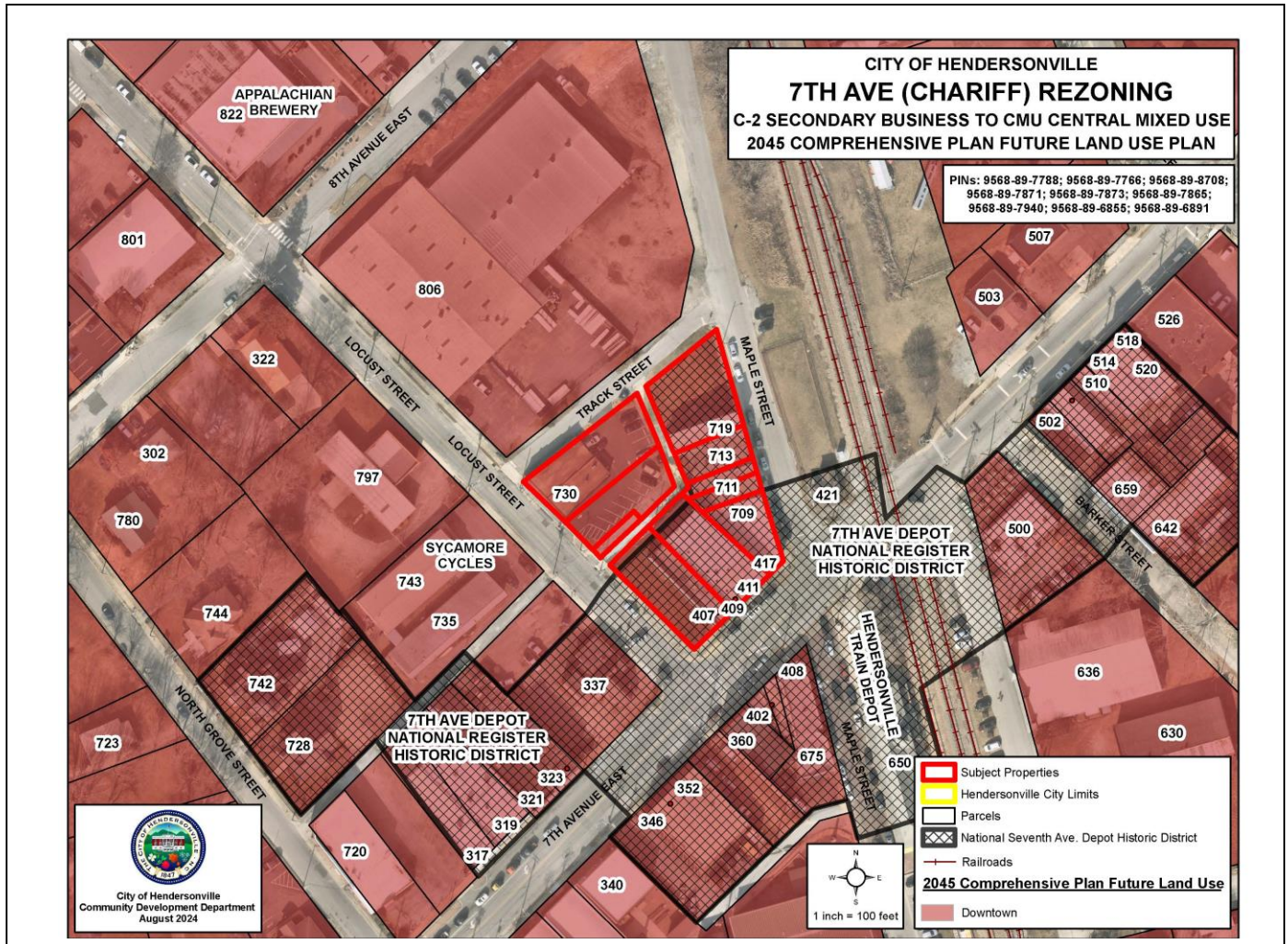
Existing Zoning & Current Land Use Map

The subject property is currently in the municipal limits and zoned C-2 Secondary Business. The property is made up of 9 lots with 6 builds, 2 vacant lots, a parking lot and a right-of-way. This block of properties are the only properties zoned C-2 on 7th Ave west of the railroad tracks. The remainder of the area along 7th Ave west of the railroad tracks is zoned CMU (Central Mixed Use). North of the subject property, along Locust St, Maple St and the railroad tracks, property is zoned I-1 (Industrial). East of the railroad tracks, the properties along 7th Ave are zoned C-2.

The subject properties and other properties in close proximity are located in the 7th Ave Depot National Register Historic District.

The land uses in this area are typical of a downtown with retail and restaurants being the primary uses. The built environment is typical of a downtown urban environment with a mix of 1-story & 2-story buildings brought directly up to the back of the sidewalk and where highly transparent storefronts and primary business entrances are the norm.

FUTURE LAND USE



Future Land Use & Conservation Map

The City's Gen H 2045 Comprehensive Plan designates the subject property as "Downtown" in the Future Land Use & Conservation Map. The surrounding properties, including frontage along 7th Ave and nearby blocks along Locust St, are also designated as "Downtown". The Character Area description for this area is as follows:

This is the heart of the community and center of civic activities. In addition to governmental uses, it includes a mix of retail, restaurant, service, office, and civic uses. A variety of residential housing types complement the nonresidential uses and ensure a vibrant center with a 24/7 population. The mix of uses can be horizontal or vertical, with changes between floors of the same building. Buildings of two or more stories are common, and streets feature short block lengths and pedestrian facilities. Open spaces include plazas and formal greens.

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
1) COMPREHENSIVE PLAN CONSISTENCY	<p><u>LAND SUPPLY, SUITABILITY & INTENSITY</u></p> <p>The subject property is located on a vacant or underutilized property in the Land Supply Map. It ranks as “Highly Suitable” for residential development in the Suitability Assessment. The subject property is located in an area designated as “Highest” for Development Intensity. The subject property is located in the 7th Ave Focus Area. The subject property is not in a Focused Intensity Node but is located in the Downtown Area - which is an area designated for intense development.</p>
	<p><u>FUTURE LAND USE & CONSERVATION MAP</u></p> <p>Character Area Designation: Downtown Character Area Description: Consistent Zoning Crosswalk: Consistent Focus Area Map: Consistent</p>
2) COMPATIBILITY	<p><i>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property</i></p>
	<p>In addition to a general analysis of the existing conditions, staff has utilized the Gen H Comprehensive Plan as a guide for further evaluating issues related to “compatibility”. The analysis below includes an assessment of how the project aligns with the overall Goals and overarching Guiding Principles found in Chapter IV of the Gen H Plan. Additionally, because this project is located within the boundaries of the Downtown Master Plan, staff evaluated the project according to the Design Guidelines found in Chapter V of the Gen H Plan.</p> <p><u>EXISTING CONDITIONS</u></p> <p>The subject property is a full city micro-block containing 6 buildings which share common walls in a truly traditional urban form. There is one additional standalone building, two vacant lots, a parking area and a narrow alley that runs at the rear of the buildings facing 7th Ave and Maple St. The properties are part of the 7th Ave Depot National Register Historic District. The land uses in the area are a variety of retail and restaurants with opportunities for residential development on upper-floors. These uses align with the mixed-use character of the CMU zoning district. The zoning districts in this area vary. To the west and south, in the core of the 7th Ave NR Historic District, the zoning is Central Mixed Use (CMU). Cattycorner to the east the zoning transitions to Secondary Business (C-2) which was a the zoning district surrounding C-1 prior to the creation of CMU. The C-2 zoning continues along 7th Ave toward Mud Creek and the Oklawaha</p>

	Greenway. North of the subject property and along the railroad tracks to the east, the zoning is Industrial, I-1.
	<u>GEN H COMPREHENSIVE PLAN GOALS</u> (Chapter IV) Vibrant Neighborhoods: Consistent Abundant Housing Choices: Consistent Healthy and Accessible Natural Environment: Consistent Authentic Community Character: Consistent Safe Streets and Trails: Consistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: Consistent Welcoming & Inclusive Community: Consistent Accessible & Available Community Uses and Services: N/A Resilient Community: N/A
	<u>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES</u> (Chapter IV) Mix of Uses: Consistent Compact Development: Consistent Sense of Place: Consistent Conserved & Integrated Open Spaces: Consistent Desirable & Affordable Housing: Consistent Connectivity: Consistent Efficient & Accessible Infrastructure: Consistent
	<u>DESIGN GUIDELINES ASSESSMENT</u> (Chapter V) Public Realm - Consistent Site Design - Consistent Building Design - Consistent
3) Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	<p>The City is currently constructing an enhanced Streetscape and Utility project serving the subject properties.</p> <p>One of the subject properties recently had a building demolished due to it being structurally unsound. This building was located near the corner of Locust St and 7th Ave where another vacant lot was located. Combined, these two now vacant lots present an opportunity for infill development. The current C-2 zoning would not permit by-right development that would conform to the existing character of the 7th Ave Depot NR Historic District.</p>
4) 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 -
	<p>Providing opportunities for compatible infill development presents opportunities for economic development which compliments the City's investment in improved streetscapes along 7th Ave.</p>

5) Public Facilities	Whether and the extent to 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 subject property will be served by City of Hendersonville services. The subject property is located within the City's existing interconnected street grid, which facilitates the disbursement of additional automobile traffic. The subject property is located in the heart of the burgeoning 7 th Ave District and is in close proximity to the Oklawaha Greenway, and less than a 5-minute walk to historic Main St.
6) 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, storm water management, streams, vegetation, wetlands and wildlife -
	There is no immediate development proposed on the subject properties. There are no existing trees nor environmentally-sensitive areas within the area proposed for rezoning.

REZONING STANDARDS ANALYSIS & CONDITIONS

Staff Analysis

- 1) Comprehensive Plan Consistency - Staff finds the petition and site plan to be fully consistent with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description.
- 2) Compatibility - The CMU Zoning District permitted mix of uses and development standards support the goals and guiding principles and design guidelines outlined in the City's Gen H Comprehensive Plan. Staff finds that the general location of the rezoning and the mix of land uses in vicinity to it are compatible with the city's overall growth strategies.
- 3) Changed Conditions - Staff finds that the changed conditions related to opportunities for infill development in this historic district require that the C-2 zoning district be replaced.
- 4) Public Interest - Staff finds that the opportunities for additional economic development will compliment the new 7th Ave Streetscape project.
- 5) Public Facilities - Staff finds that the proposed development would efficiently utilize existing services and infrastructure. Staff would highlight that the existing interconnected street grid, pedestrian facilities and nearby off-street trails combine to create opportunities to disperse automobile traffic and reduce vehicular trips.
- 6) Effect on Natural Environment - N/A

The petition is found to be **consistent** with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The proposed zoning of Central Mixed Use (CMU) aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Downtown'.

We **[find/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:

DRAFT [Rationale for Approval]

- *CMU zoning would be extended to align with adjacent zoning*
- *The permitted uses and development standards of the CMU zoning aligns with the existing character of the subject properties*
- *CMU standards will allow for new infill development designed to compliment the surrounding 7th Ave area in a way that C-2 zoning will not*

DRAFT [Rational for Denial]

- *CMU zoning is out of character with the surrounding area*