

STANDARD REZONING: 101 S GROVE STREET (26-56-RZO)

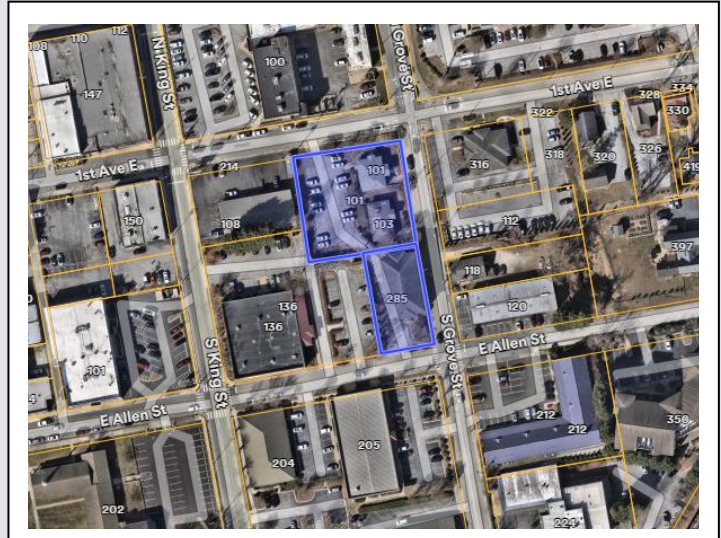
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - 101 S Grove St. Rezoning
 - 26-56-RZO
- Applicant & Property Owner:
 - Jared DeRidder of WGLA Engineering PLLC (Applicant)
 - Chris Todd of Henderson County (Property Owner)
- Property Address:
 - 101 S Grove St
- Project Acreage:
 - 0.77 Acres
- Parcel Identification (PINs):
 - 9568-87-7059
 - 9568-87-6293
- Current Parcel Zoning:
 - C-1SU Central Business Special Use
- Proposed Zoning District:
 - C-1 Central Business
- Future Land Use Designation:
 - Downtown



SITE VICINITY MAP

Jared DeRidder of WGLA Engineering PLLC has initiated a Zoning Map Amendment application for a property located at 101 South Grove Street (PINs 9568-87-7059 and 9568-87-6293) totaling 0.77 Acres. The property is currently zoned C-1SU Central Business Special Use.

The Applicant is requesting a return to base zoning of C-1 Central Business, which aligns with other adjacent properties. Special Use Districts are no longer created within City Zoning, but existing Districts such as the one created for this site in 2003 are similar to the Conditional Zoning Districts (CZDs) used today. Both Special Use Districts and CZDs impose special conditions on top of base zoning and are tied to an approved site plan.

If rezoned, there will not be a binding site plan, list of uses, nor conditions placed on the site. All permitted uses within the C-1 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 of existing commercial building on the southern parcel from S Grove St.



View of existing commercial building from the parking lot of E Allen St.



View of parcels from S Grove St, showing the two homes on the northern parcel.



View of parking lot with access along 1st Avenue E.

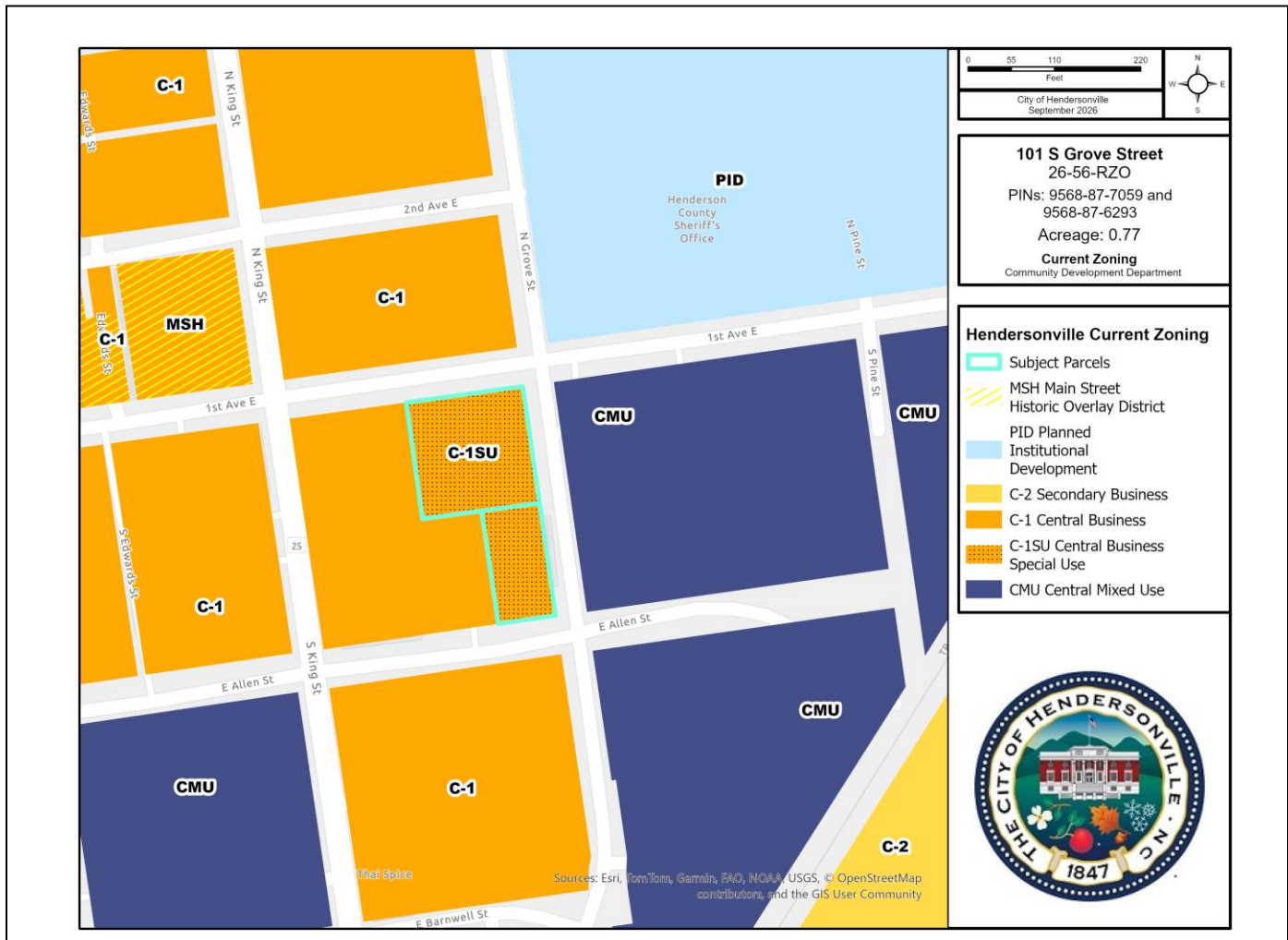


View of existing house from S Grove St.



View existing house from S Grove St.

EXISTING ZONING & LAND USE

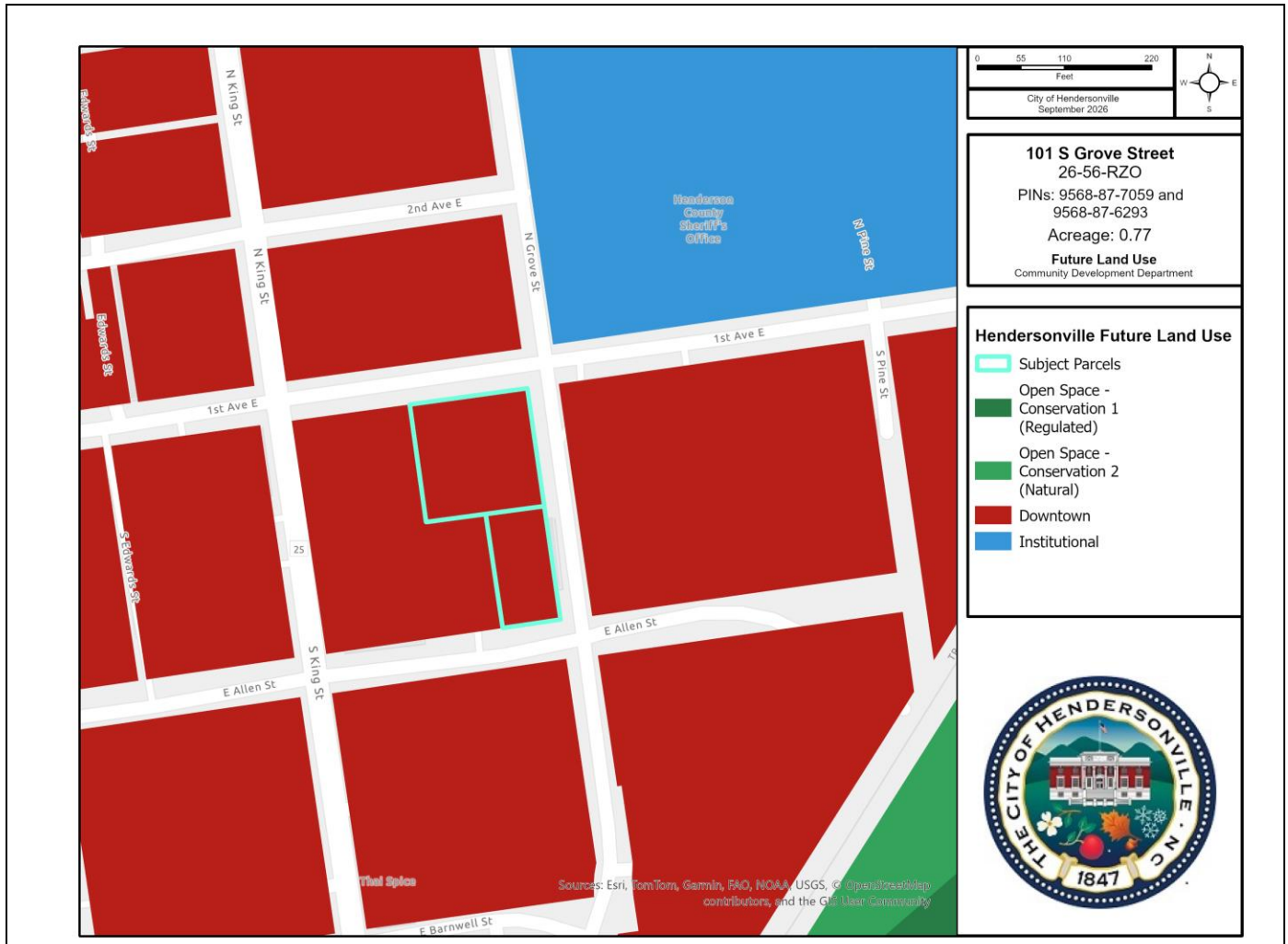


Existing Zoning & Current Land Use Map

The subject property is C-1SU Central Business Special Use. The property includes two lots totaling 0.77 acres that front on S Grove Street. The other parcels within the block are zoned C-1 Central Business. The blocks to the north, north-west, west, and south are zoned C-1, with the north-west block also being a part of the Main Street Historic District. The blocks to the south-west, south-east, and east are zoned CMU Central Mixed-Use. The block to the north-east is zoned Planned Institutional Development, this is the County Sheriff's Office. Jail and other government uses.

The land uses in this area are typical of a commercial area within Downtown, including retail services, administrative businesses, and offices.

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 adjacent properties all fall within this district except for the north-east block which is designated as "Institutional". The description of the "Downtown" district is:

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	<u>LAND SUPPLY, SUITABILITY & INTENSITY</u> The north parcel (PIN 9568-87-6293) is designated <u>Underdeveloped</u> on the Land Supply Map. It is ranked as next to <u>Most Suitable</u> for Commercial and Residential uses. It is <u>Moderately Suitable</u> for Industrial Uses. The southern parcel (PIN 9568-87-7059) is not included in the Land Supply Map or the Land Suitability Map. The subject property is located in an area designated as “<i>High Intensity</i>” for Development Intensity. The subject property is immediately south of the Downtown Edge Focus Area. The subject property <u>is</u> located in a Focused Intensity Node.
	<u>FUTURE LAND USE & CONSERVATION MAP</u> Character Area Designation: Downtown Character Area Description: Consistent Zoning Crosswalk: Consistent Focus Area Map: Consistent
2) COMPATIBILITY	Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property
	<u>EXISTING CONDITIONS</u> The subject property is surrounded by commercial office space to its south and east, restaurants and industrial uses to the west, and governmental office uses to the north and north-east. Other properties in city limits in the immediate vicinity are zoned C-1 and CMU as well as a Planned Institutional Development to the north-east. The southern parcel has a two-story building that houses a law office. The northern parcel has two single-family homes that have been used for commercial businesses which front on Grove St with a parking lot in the rear.
	<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: Consistent 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 DESIGN GUIDELINES ASSESSMENT – N/A
3) Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment - This area is seeing gradual change over time with continued infill and increased development. The Gen H Comprehensive Plan calls out this area as underdeveloped but designated for high intensity development in the future.
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 - The expansion of C-I in this area increases the potential use of the property for various commercial and residential uses. The C-I zoning district is designed to promote convenient pedestrian shopping and the stability of retail development within Downtown.
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 is within city limits and is connected to city utilities and can utilize other city services.
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 - The project will be required to meet any natural resource protection standards that are triggered through the development of the project.