

STANDARD REZONING: HOPE CREEK & POWELL (P24-17-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - Hope Creek +Powell St
 - P24-17-RZO

- Applicant & Property Owner:
 - Pascual Hernandez [Applicant]
 - Paco Properties, LLC.[Owner]

- Property Address:
 - 60 Hope Creek Ln
 - 184 Powell St

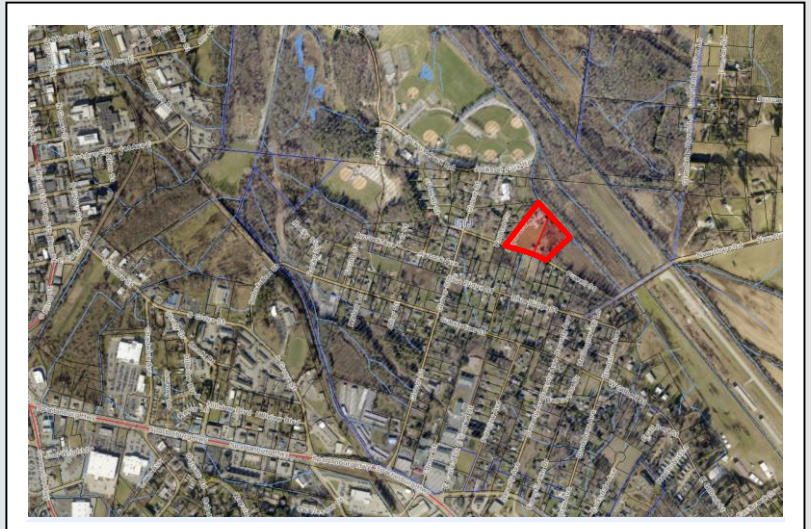
- Project Acreage:
 - 4.68 Acres

- Parcel Identification (PINS):
 - 9578-36-6473
 - 9578-36-8361

- Current Parcel Zoning:
 - R-15 Medium Density Residential

- Proposed Zoning District:
 - R-6 High Density Residential

- Future Land Use Designation:
 - High Intensity Neighborhood



SITE VICINITY MAP

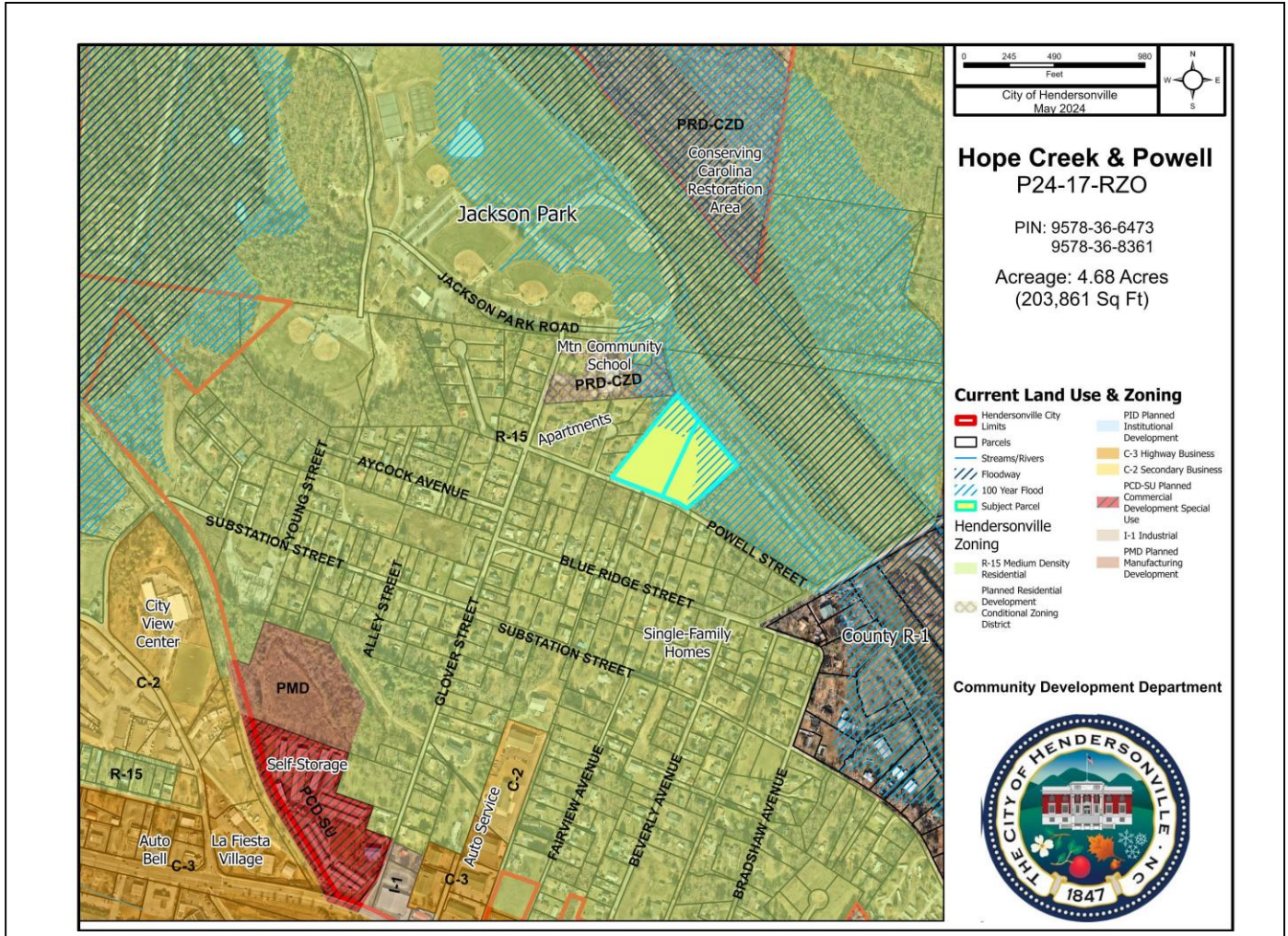
The City of Hendersonville is in receipt of a Zoning Map Amendment application from Paco Hernandez of Paco Properties, LLC (owner) for two parcels (PINs: 9578-36-6473 & 9578-36-8361) totaling 4.68 Acres located along Powell St in the Barker Heights area near Jackson Park. The properties are currently zoned R-15, Medium Density Residential. The petitioner is requesting that the two parcels be rezoned to R-6, High Density Residential.

The subject property is outside of the corporate city limits and located in the City's ETJ. As the crow flies, the properties are approximately 1 mile from downtown Hendersonville.

The R-6 Zoning District has a minimum lot size of 6,000 Sq Ft (10,000 Sq Ft for Duplex) and allows a density of 8.5 Units/Acre for Minor Planned Residential Development. The current R-15 Zoning District has a minimum lot size of 15,000 Sq Ft (22,500 Sq Ft for Duplex) and allows a density of 3.75 Units/Acres for Minor PRD.

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the R-6 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.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is currently in the City’s Extraterritorial Jurisdiction (ETJ) and zoned R-15 Medium Density Residential. The property currently features a 5-unit multi-family structure, two single-family homes and an ADU. While the properties throughout surrounding area are primarily zoned R-15 and are comprised of single-family homes, there is a PRD-CZD adjacent to the subject property which is the site of Mountain Community School and a 32-unit multi-family development (Parkview Apartments) located one parcel to the west. The apartment complex has a density of 12 units/acre.

Powell St is a classified as a Secondary Route and maintained by NCDOT. The 2030 Comprehensive Plan considers Powell St a local street. Hope Creek Ln is a private drive.

An unnamed ditch, a tributary of King Creek, runs along the rear property line of the subject parcels. Approximately 1.89 Acres of the site is in the 100 Year Floodplain.

SITE IMAGES



View of Hope Creek Ln Property from Powell St



View from Hope Creek Ln Apartments driveway looking south towards Powell St

SITE IMAGES



View of single-family homes on subject property fronting Powell St



View of 5-unit multi-family structure on subject property (Hope Creek Ln.)

SITE IMAGES

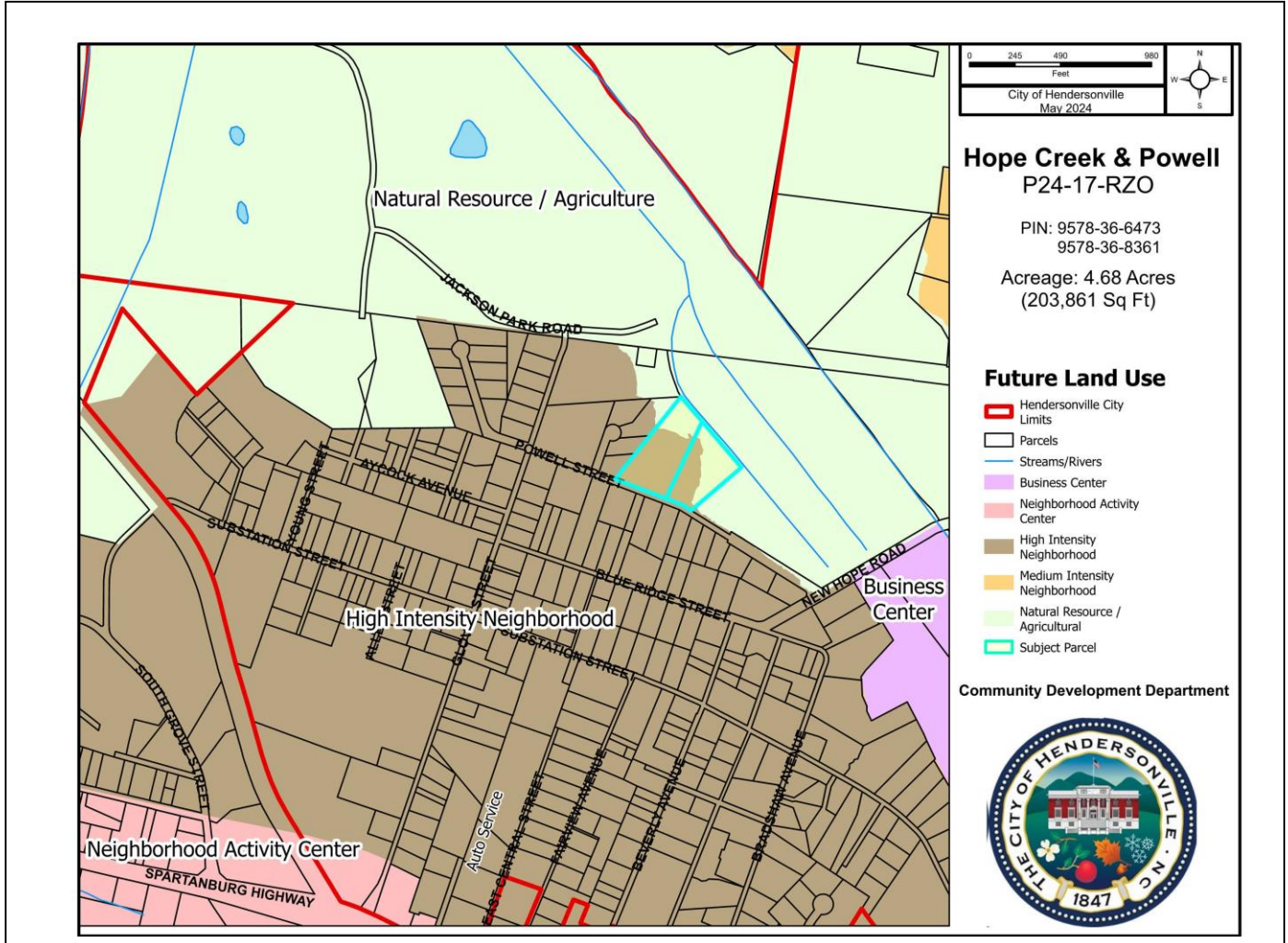


View of ADU on subject property with floodplain in the background.



View of ditch / tributary at the rear of the subject property

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The City’s 2030 Comprehensive Plan designates the subject property as High Intensity Neighborhood in the City’s Future Land Use Map.

Adjacent parcels to the south are also designated High Intensity Neighborhood. Parcels. Properties to the north are designated as Natural Resource / Agriculture and include Jackson Park and the King Creek / Bat Fork Floodplain.

Other nearby Future Land Use designations include Neighborhood Activity Center located along nearby Spartanburg Highway and the Hendersonville Airport property to the southeast is designated as Business Center.

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	<p>A portion of the subject property is designated as High Intensity Neighborhood on the <i>Future Land Use Map</i>. Goal LU-7 Encourage low-maintenance, high density housing that supports Neighborhood and Regional Activity Centers and downtown and provides a transition between commercial and single-family development. [CONSISTENT]</p>
	<p>Strategy LU-7-1. Locations:</p> <ul style="list-style-type: none"> • Priority infill development areas where high-density development is desirable and/or expected including boulevards and major thoroughfares near neighborhood activity centers [CONSISTENT]
	<p>Strategy LU-7.2. Primary recommended land uses:</p> <ul style="list-style-type: none"> • Single-family attached and multifamily residential, planned residential developments, and open space [CONSISTENT] • Planned Residential Developments [CONSISTENT] • Open Space [CONSISTENT]
	<p>Strategy LU-7-4 Development guidelines:</p> <ul style="list-style-type: none"> • Eight or more units per gross acre [CONSISTENT] • Architectural guidelines to encourage compatibility between different land uses [INCONSISTENT] • Encouragement of walkable neighborhood design [INCONSISTENT] <p>At least 60% open space in new residential developments of greater than 3 acres [INCONSISTENT]</p>
	<p>A portion of the subject property is designated as Natural Resource / Agricultural on the <i>Future Land Use Map</i>. Goal LU-4 Create an interconnected network of green infrastructure that preserves environmentally sensitive areas, protects water resources through low-impact stormwater management, provides floodwater storage, provides community open space and recreational opportunities, and preserves agricultural resources. [CONSISTENT]</p>
	<p>Strategy LU-4.2. Primary recommended land uses: Flood Storage [CONSISTENT]</p>
	<p>Strategy LU-4.3. Secondary recommended land uses: Single-family attached and detached structures [CONSISTENT]</p>
	<p>The subject property is designated as a <i>Priority Infill</i> on the <i>Growth Management Map 8.3a</i>. The subject property is primarily designated as a <i>Development Opportunity</i> on the <i>Development Framework Map</i>.</p>
Land Use & Development	<p>Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods.</p>
	<p>Goal LU-2. Discourage development in areas needed for protection of natural and agricultural resources and protection of citizens from natural hazards.</p>
	<p>Goal LU-3. Promote orderly development, annexation and expansion of Hendersonville’s Extra-Territorial Jurisdiction (ETJ).</p>
Population & Housing	<p>Strategy PH-1.1. Promote compatible infill development</p>

	Strategy PH 3.2 – Encourage mixed land use patterns that place residents within walking distance of services.
Natural Resources	Strategy NR-1.1 - Discourage and reduce development of structures and impervious surfaces within the FEMA Floodway and 100- Year Floodplain
	Strategy NR-1.2. Protect land adjacent to streams in order to protect water quality, reduce erosion, and protect wildlife habitat.
	Strategy NR-2.1. Encourage clustered development that preserves open space while allowing a return on investment.
Cultural & Historic Resources	No Goals, Strategies or Actions are directly applicable to this project.
Community Facilities	No Goals, Strategies or Actions are directly applicable to this project.
Water Resources	Strategy WR-2.2.- Prevent development of floodplains and stream corridors in order to preserve natural drainage patterns and improve the quality of stormwater runoff.
Transportation & Circulation	No Goals, Strategies or Actions are directly applicable to this project.

GENERAL REZONING STANDARDS	
Compatibility	Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –
	The Barker Heights area is predominantly single-family with a mixture of apartment buildings and civic uses. A nearby apartment complex has a density of 12 units/acre. The proposed small lot single-family zoning is not incongruous with the character of the area.
Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	The rising cost and shortage of housing in Hendersonville continues to be an issue facing the community. One strategy for addressing this issue has been to utilize land within the city core to accommodate infill development in areas served by existing infrastructure.
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 -
	Additional residential development within the City would provide needed housing.
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 site will be served by City water and sewer service. If annexed, the subject property will be served by City emergency response and public works. Powell St is designated as a local street in the comprehensive transportation plan and is maintained by NCDOT. Hope Creek Ln is a private drive.
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 -
	An unnamed ditched tributary of King Creek runs along the rear property line of the subject property, making the property subject to the Zoning Code Stream Buffer protections. Additionally, a substantial portion of the property is encumbered by Floodplain. Approximately 1.89 Acres of the site is in the 100 Year Floodplain and would be subject to the Zoning Code Floodplain Protection Standards as well as the City’s Flood Damage Prevention Ordinance. The subject property contains no portions of the Floodway.

The petition is found to be **consistent** with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The Goals & Strategies of LU-7 “High-Intensity Neighborhood” calls for primary recommended land uses which align with the proposed R-6 Zoning.

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]

- *R-6 zoning aligns with and maintains the primary single-family character of the neighborhood*
- *R-6 zoning allows for a more efficient use of land.*
- *R-6 zoning is less dense than some existing land uses in proximity of the subject property.*

DRAFT [Rationale for Denial]

- *R-6 zoning is out of character with the surrounding R-15 zoning*