

PRELIMINARY SITE PLAN REVIEW-TRU HOTEL (A23-12-SPR)  
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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## PROJECT SUMMARY

- Project Name & Case #:
  - Tru Hotel Project
  - A23-12-SPR
- Applicant & Property Owner:
  - Upward Road Hospitality, LLC [Applicant]
  - Upward Road Hospitality, LLC [Owner]
- Property Address:
  - No Address Assigned
- Project Acreage:
  - 1.5 Acres
- Parcel Identification (PIN):
  - 9588-21-9113
- Parcel Zoning:
  - CHMU, Commercial Highway Mixed Use
- Future Land Use Designation:
  - Regional Activity Center
- Requested Uses:
  - Hotels & motels
- Type of Review:
  - **Administrative**- Decisions made in the implementation, administration, or enforcement of the Zoning Ordinance that involve the determination of facts and the application of objective standards set forth in the Zoning Ordinance.



SITE VICINITY MAP

*The City of Hendersonville is in receipt of an application for preliminary site plan review from Satis Patel of Upward Road Hospitality, LLC. The applicant is proposing to construct a 45,797 square foot, 95 room hotel on the subject property.*

*The proposed site plan shows that the hotel will be 4 stories tall at a height of 53' 10". The hotel is slated to have both driveway access points off the privately maintained Upward Crossing Drive. The site plan shows that the proposed development will provide 95 parking spaces with 4 additional handicap parking spaces to serve the development.*

*Due to this development exceeding the threshold of 20,000 square feet, the project is required to go through preliminary site plan review as defined in Chapter 7 of the zoning ordinance.*

*Since this project does not exceed the 50,000 square foot trigger that requires a rezoning to a conditional zoning district, the project will be developed in accordance with the underlying CHMU zoning.*

*City Council at their April 12<sup>th</sup> 2023 meeting rezoned the subject property from PCD, (Planned Commercial Development) to CHMU (Commercial Highway Mixed Use).*

## PRELIMINARY SITE PLAN REVIEW GUIDELINES

### **Review of Preliminary Site Plans**

Review of preliminary site plans applies to larger projects where the costs of developing detailed final plans can be substantial. It is designed to provide the applicant an opportunity to obtain authorization for a site specific development while incurring reduced expense. Review of preliminary plans is a function of the Planning Board.

Preliminary plan review is required of all development undergoing Site Plan Review for the following:

- Any commercial, industrial or institutional development consisting of more than 20,000 square feet of floor area.
- Addition of more than 30 parking spaces.
- Any Minor Planned Residential Development consisting of 9 or more dwelling units.

An application for preliminary site plan approval shall not be approved unless the planning board determines that the application and final site plan demonstrate compliance with this ordinance, including the provisions of section 7-11 below, and other applicable regulations.

**The planning board may impose such reasonable conditions on an approval as will ensure such compliance with this ordinance.**

Approval of a preliminary site plan shall not entitle the applicant to the issuance of a zoning compliance permit. Upon approval of the preliminary site plan by the Planning Board the applicant must then submit an application and final site plans meeting the requirements of of the zoning ordinance, in addition to any other approval including but not limited to stormwater approval, utility approval, driveway permits, land disturbance approval, etc. The applicant shall have two years from the date of such approval to obtain final site plan approval.

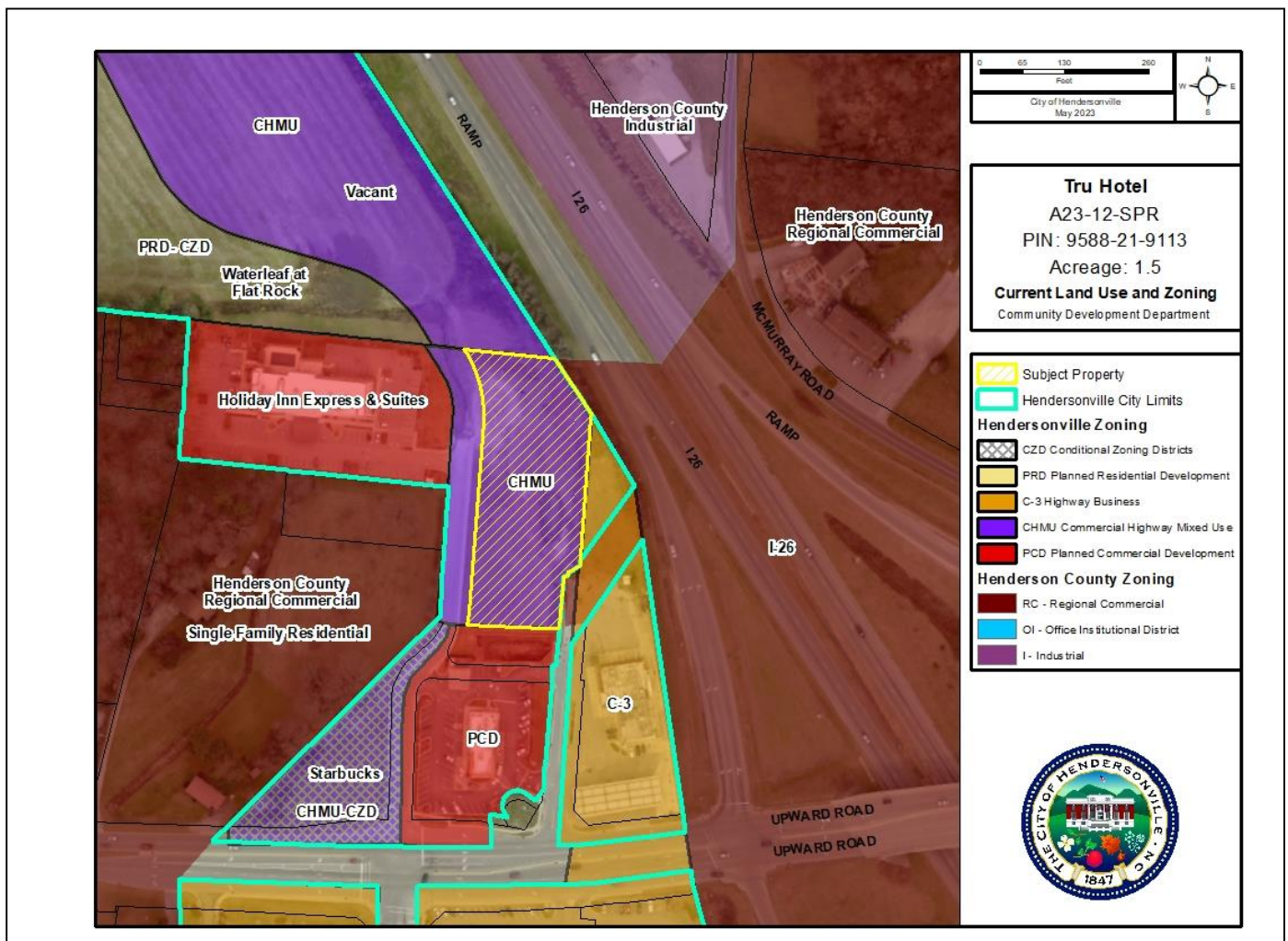
### **Review of CHMU Building Design Standards**

This project is located within the Commercial Highway Mixed Use Zoning District which does have design standards for any project within this district (minus single and two family homes). Article 18 "Mixed Use Zoning" outlines the process that all projects located within a mixed use zoning district shall undergo. Mixed use zoning districts require special attention to design because of the intermixing of land uses in close proximity. Applications for development authorization for projects located within one of the mixed use zoning districts shall, in addition to site layout, address building and site design, as well as the functional integration of residential and commercial uses. In addition to meeting the requirements for site plan review contained in section 7-3, applications for development authorization within a mixed use zoning district shall also demonstrate that the design of the project meets the goals and intent of the mixed use zoning district classifications.

We received an initial rendering of the proposed Tru Hotel. Staff provided comments on the items needed in order to bring the building design into compliance with the ordinance; staff has not received a revised rendering. The applicant may choose whether to have preliminary review of the site plan only or of both the site plan and the design concept. If the applicant chooses to undergo site plan review only, it shall submit a preliminary site plan meeting the requirements of section 7-3-3.2. Preliminary site plan approval shall entitle the applicant to final site plan approval to develop the property in accordance with the approved preliminary site plan as provided in section 7-3-4.2, above. Preliminary site plan approval does not relieve the applicant of demonstrating design compliance at the time of final plan review.

Due to not receiving updated elevations for the building design review, staff is processing this application in accordance with Section 18-3-1.1 Site plan review only.

## EXISTING ZONING & LAND USE



## City of Hendersonville Current Zoning & Land Use Map

The subject property is zoned CHMU Commercial Highway Mixed Use and was originally plated as part of the Planned Commercial Development along Upward Crossing Drive. City Council rezoned the subject property from PCD to CHMU on April 12<sup>th</sup>, 2023. The property fronts on Upward Crossing Drive which is a privately maintained paved road that has access from Upward Road. There are various zoning districts and uses surrounding the subject property. Parcels to the east are zoned C-3 Highway Business and Henderson County Regional Commercial and contain a gas station and I-26. Parcels to the south are zoned PCD, CHMU-CZD and C-3. This area contains a Bojangles, Starbucks and other interstate commercial uses. Parcels to the west are zoned PCD and Henderson County Regional Commercial. This area contains a Holiday Inn Express and single-family residential units. Parcels to the north are zoned CHMU and PRD-CZD and contain vacant farmland and the Waterleaf at Flat Rock Apartments. This area is seeing a lot of growth currently that will likely continue in the future due to its close proximity to I-26 and the road upgrades to Upward Road.

## SITE IMAGES



*Access to the site along Upward Crossing Dr. Facing south  
towards Upward Rd*



*Access to the site along Upward Crossing Dr. Facing north  
towards future connection/access to Waterleaf Apartments*

## SITE IMAGES



*View of I-26 / Upward Rd from eastern edge of boundary*



*View of site facing west towards Upward Crossing. Existing Holiday Inn Express in background.*

## PROPOSED DEVELOPMENT DETAILS

- **Proposed Use: Hotel**
  - 95 rooms
  - 45,797 Square feet
  - Proposed Height 53' 10" (4 Stories)
- **Site:**
  - 1.5 Acres
  - No floodplain is present on the site.
  - No steep slopes are on the site.
  - It appears that the site has been previously graded.
  - No trees are currently present on the site.
- **Streets/ Access**
  - The site has two proposed access points.
  - Both points would be accessed off of the privately maintained Upward Crossing Drive.
  - The northern access point is shown as tying into the proposed new road construction project by the Waterleaf at Flat Rock Apartment project developers. The southern access point is tying into the existing Upward Crossing Drive roadway.
- **Parking**
  - Hotels & Motels: 1 per guest room plus 1 per 600 square feet of public meeting area and restaurant area
    - Required: 95 spaces plus 1 per 600 square feet of public meeting area and restaurant area
    - Currently proposed: 95 spaces plus 4 handicap spaces.
- **Sidewalks**
  - Sidewalks exist along most of the property frontage. The developer is showing new sidewalks in areas that are not currently served by sidewalks.
  - The sidewalks are shown as "done by others", however this developer will be responsible for putting in the sidewalks along their frontage as an aspect of this project.
  - The plans show sidewalks connecting the street sidewalks to the building entrance.
- **Stormwater Management**
  - The project will be required to install post construction stormwater measures. These plans will be reviewed as an aspect of the final site plan review.
- **Public Utilities**
  - The site will be served by City of Hendersonville Water and Sewer.

## OUTSTANDING PRELIMINARY SITE PLAN COMMENTS

### **COMMUNITY DEVELOPMENT**

#### **Site Plan Comments:**

The preliminary site plan accompanying this petition meets the standards established by the Zoning Ordinance for developments in the Commercial Highway Mixed Use District (5-27), and Preliminary Site Plan (7-3-3) with the following exceptions:

- The 12x40 loading/unloading space does not currently have the required 14' of overhead clearance. **Unresolved**
- Parking calculations do not currently take into account any “public meeting area and restaurant area” into the required parking calculations. Any areas meeting these criteria need to be included in the required parking calculation and reflected on the plans. **Unresolved**
- Sidewalks are shown to the northern property line that states it will be “by others”. It will be the responsibility of this property owner and developer to ensure that these sidewalks are built in accordance with this project and that the requirement for these sidewalks are a requirement of this project. **Unresolved**
- Symbolize areas meeting the open space and common open space requirements. These areas must meet the criteria outlined in the ordinance. **Unresolved**
- Provide clarification and notes concerning 5-27-4.1.4 Common space standards. **Unresolved**
  - Add a note stating all service connections shall be underground.
  - Show and call out areas meeting requirements outlined in section d) seating and e) amenities.

### **CITY ENGINEER**

#### **Preliminary Site Plan Comments:**

- None

### **WATER / SEWER**

#### **Preliminary Site Plan Comments:**

- None

### **FIRE MARSHAL**

#### **Preliminary Site Plan Comments:**

- None
- Comments to be addressed at Final Site Plan: Provide a clear answer on who is doing the work on the 26-foot access road. This outstanding issue will need to be addressed in the final site plan. No comments on the preliminary plan.

### **STORMWATER ADMINISTRATOR**

#### **Preliminary Site Plan Comments:**

- None

## FLOODPLAIN ADMINISTRATOR

### Preliminary Site Plan Comments:

- None

## PUBLIC WORKS

### Preliminary Site Plan Comments:

- None

## NCDOT

### Preliminary Site Plan Comments:

- None

## TRANSPORTATION CONSULTANT

### Preliminary Site Plan Comments:

- None (the proposed use and room count did not trigger a TIA (1,000 daily trips, 100 peak hour))

Hotel Trip Generation									
Land Use	Intensity	Units	Daily	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Hotel Land Uses			606	40	22	18	42	21	21
310 - Hotel	95	ROOM	606	40	22	18	42	21	21
Total Net New External Trips			606	40	22	18	42	21	21
Note: Trip generation was calculated using the following data:									
<u>Daily Traffic Generation</u>									
Hotel Land Uses									
310 - Hotel			ITE 310	=	T = 10.84 * (X) + (-423.51); (50 % In; 50 % Out)				
<u>AM Peak-Hour Traffic Generation</u>									
Hotel Land Uses									
310 - Hotel			ITE 310	=	T = 0.5 * (X) + (-7.45); (56 % In; 44 % Out)				
<u>PM Peak-Hour Traffic Generation</u>									
Hotel Land Uses									
310 - Hotel			ITE 310	=	T = 0.74 * (X) + (-27.89); (51 % In; 49 % Out)				

## STAFF ANALYSIS

### Zoning Compliance:

Based on the review by staff, the submitted preliminary site plan for the Tru Hotel Project meets the Zoning Ordinance standards established for commercial projects within the Commercial Highway Mixed Use District and Preliminary Site Plan Review (Section 7-3-3.2).

The developer will follow Section “18-3-1.1 Site plan review only” in regard to their building design requirements/review for mixed use districts. All building design aspects shall be met prior to the issuance of final site plan approval.