

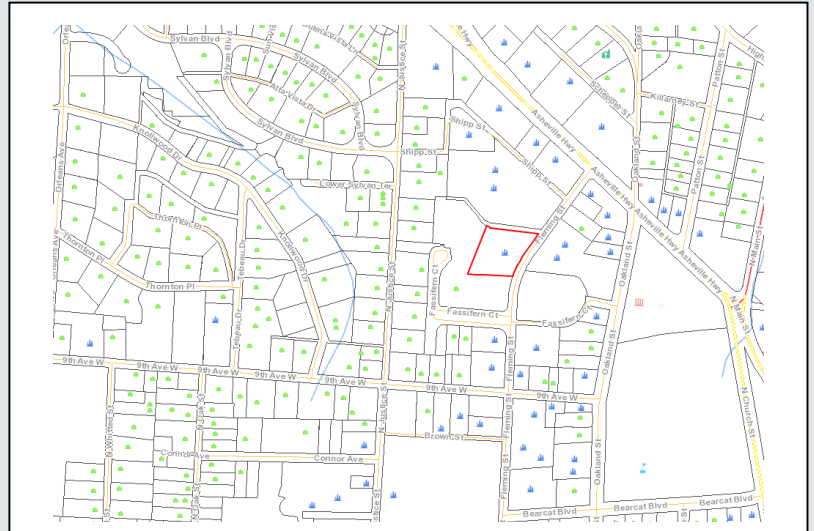
STANDARD REZONING: 1027 FLEMING ST-RIDDLE (P22-57-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT
STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - 1027 Fleming St-Riddle
 - P22-57-RZO
- Applicant & Property Owner:
 - Andrew Riddle [Applicant]
 - Riddle Development, LLC [Owner]
- Property Address:
 - 1027 Fleming St
- Project Acreage:
 - 0.98 Acres
- Parcel Identification (PINS):
 - 9569-60-2887
- Current Parcel Zoning:
 - MIC-SU (Medical, Institutional, & Cultural – Special Use)
- Proposed Zoning District:
 - MIC (Medical, Institutional, & Cultural)
- Future Land Use Designation:
 - Urban Institutional



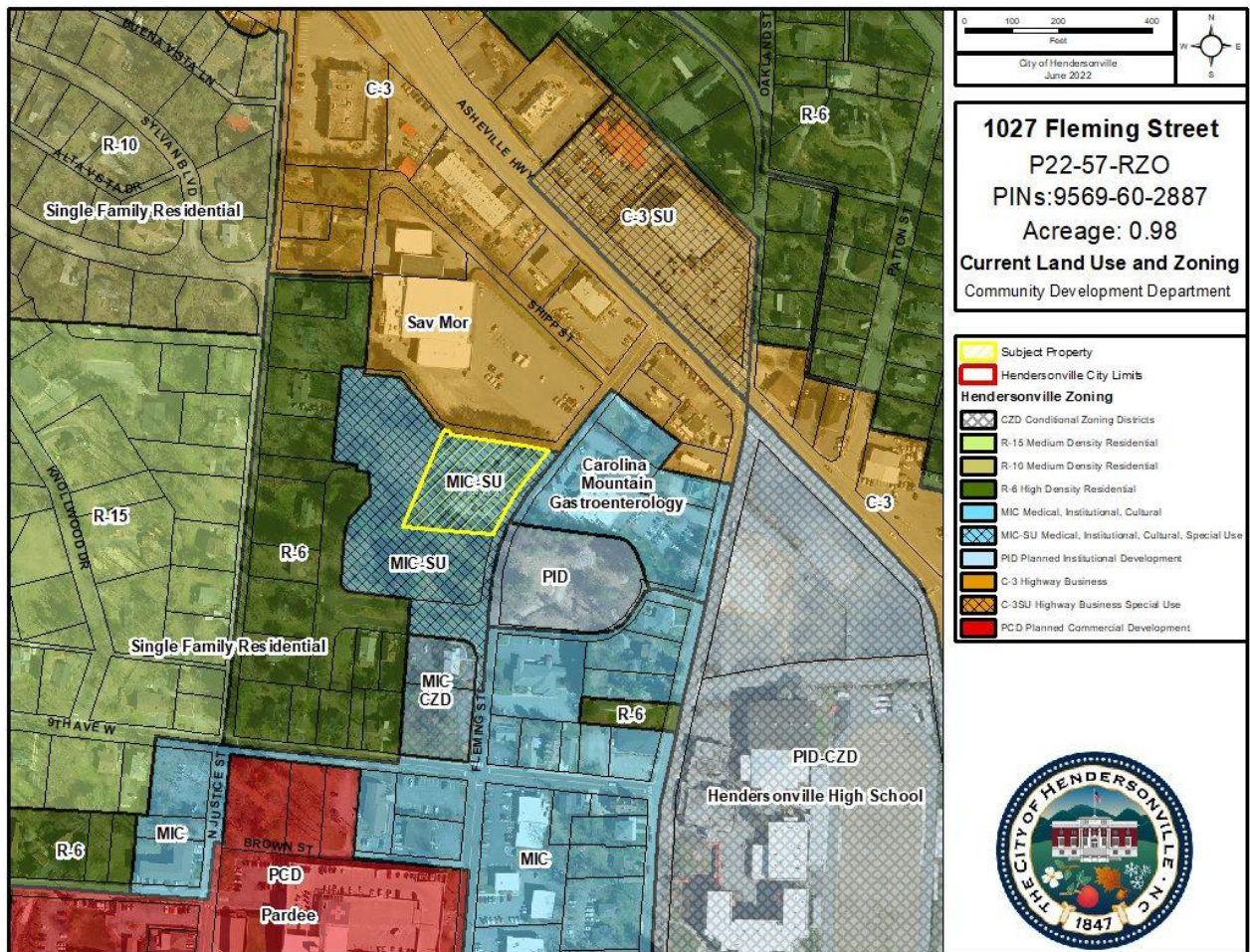
SITE VICINITY MAP

The City of Hendersonville is in receipt of a Zoning Map Amendment petition from Andrew Riddle of Riddle Development, LLC for the subject property (PIN: 9569-60-2887) located at 1027 Fleming St to rezone the property from MIC-SU to a base MIC zoning district.

The subject property was a part of a 3.33 acre development which received Special Use zoning (zoning for large-scale projects which predated what is now known as Conditional Zoning) and was approved in 2006 and modified in 2008 for the construction of professional office and retail uses. The existing building at this site was already constructed and zoned C-3 prior to the approval of the Special Use zoning. The remainder of the proposed development was never constructed. The 2008 Site Plan approved for this development is now voided.

The .98 acre subject property, that was part of the larger 3.33 acre parcel, was part of a minor subdivision approved in late 2021. The effect of the proposed standard rezoning would be to place only the .98 acre parcel back into a base zoning which would allow for all by-right uses and development permitted in the MIC. The remaining 2.35 acres would still be subject to the process for modifying a Special Use / Conditional Zoning District should development be desired on this remaining land.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

Parcels to the north of the subject property are mostly zoned C-3 Highway Business. The C-3 zoning district follows the commercial corridor along Asheville Highway (US Hwy 25). Asheville Highway is a major artery and gateway to the City and provides frontage for a wide range of businesses with varying types of goods and services. To the west, the parcel is bordered by the remaining tract of the MIC-SU district which was approved in 2008 and never constructed. Further to the west are residential uses zoned R-6, High Density Residential and R-15 and R-10, Medium Density Residential. Most of the residential uses in this area are comprised of single-family dwellings on small lots.

Parcels to the east and south are zoned MIC (Medical, Institutional and Cultural) and PID (Planned Institutional Development). The majority of uses in this area are professional and medical offices. To the east is Hendersonville High School. To the south is Pardee Hospital. The surrounding area contains uses which supports Pardee Hospital. Directly to the south, at the corner of 9th Ave & Fleming St, is an approved Conditional Zoning District known as “Fleming Street Medical Office Building” which has not been constructed.

SITE IMAGES



View of south side of existing building on subject property looking towards Fleming St



View of rear (west facing) side of the existing building

SITE IMAGES



View facing north from subject property parking lot towards Sav-Mor Grocery



View of 1 of 2 access points to the subject property from Fleming St

REZONING HISTORY

Prior Rezoning	Summary of Prior Petition	Status
C-3, R-6 & MIC-SU to MIC-SU	Below	Voided as of 12/12/2015

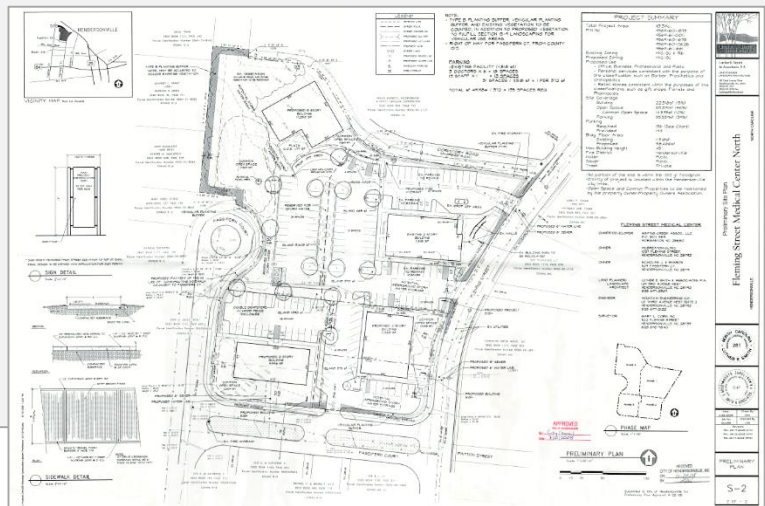
The subject property was part of a group of parcels that were rezoned to a Special Use district in 2006 and later amended in 2008. Due to changes made in G.S. 160D, Special Use Districts are now converted to Conditional Zoning Districts and must follow the City's requirements for Conditional Zoning Districts and any amendment thereto.

The existing medical office building on the site today, which is the subject of this rezoning, existed prior to the Special Use and was previously zoned C-3. The Special Use Permit for this property was established on December 7th, 2006. The subject property was 1 of 4 individual parcels which were later combined. The properties were zoned C-3 Highway Business (subject property), R-6 High Density Residential and MIC-SU Medical, Institutional, Cultural-Special Use (this Special Use was specific to a property at Fassifern Ct & Fleming St was for a medical office that was never constructed). The 2006 Special Use permit allowed for the construction of 2 medical office buildings totaling 28,470 Sq Ft. In 2008, the property owners petitioned City Council to amend their Special Use permit. The amendment was approved on July 10th, 2008 allowing for inclusion of an additional parcel and the construction of 3 medical office buildings totaling 38,466 Sq Ft. The deadline for completing construction on this project was December 12, 2015. The development was never constructed. Any new development or use of this property would require one of the following:

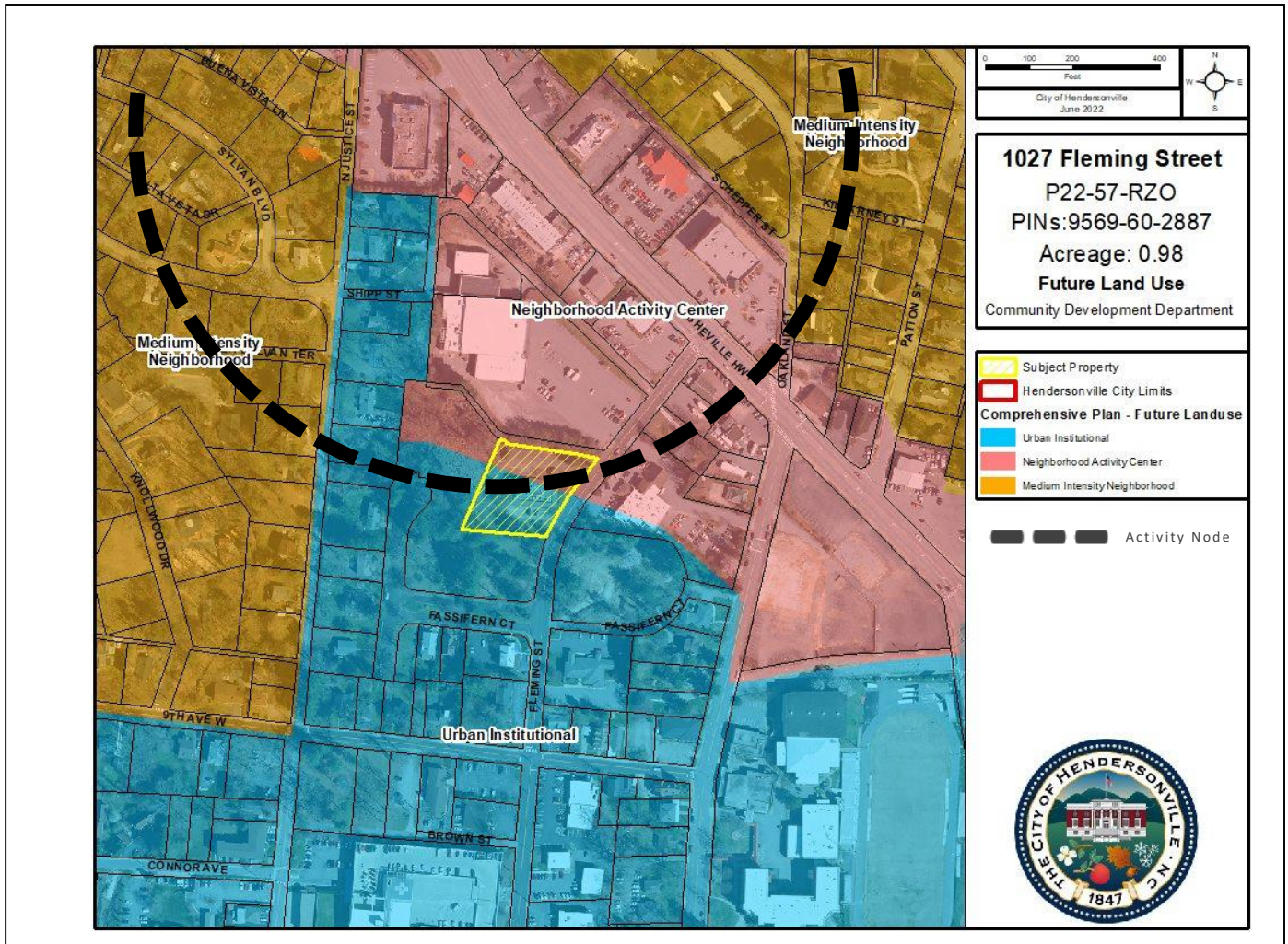
- 1) A CZD amendment to the site-specific approval and/or the list of stated uses through the Conditional Zoning District process under the City's current zoning standards, or
- 2) A Zoning Map Amendment whereby the property is rezoned to a base zoning district which permits all uses within the approved zoning district and would allow by-right development in conformity with the zoning code.

The 2008 Special Use Permit was issued for the following uses:

1. Offices, businesses, professional and public
2. Personal Services- consistent with the purpose of this classification
3. Retail Stores- consistent with the purposes of this classification.



FUTURE LAND USE



City of Hendersonville Future Land Use Map

The 2030 Comprehensive Plan's Future Land Use Map designates this parcel as Urban Institutional and Neighborhood Activity Center and it is located at the fringe of an Activity Node. Parcels located to the north, east and south are also designated Urban Institutional and Neighborhood Activity Center. The Urban Institutional is in this area due to its proximity to downtown and the prevalence of medical and educational institutions in the area; the most prominent being Pardee Hospital and Hendersonville High School.

The Neighborhood Activity Center designation follows the entry corridor along Asheville Highway which is a major commercial hub for the City.

The parcels to the west are designated as Urban Institutional and Medium Intensity Neighborhood. The majority of this area is comprised of single-family dwellings which is a primary recommended land use under this designation. Some of the existing single-family residences are located in the Urban Institutional designation.

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY

Future Land Use	Goal LU-12 - Urban Institutional: Create a cohesive, well-defined urban campus for medical and educational institutions, with supportive office, service and residential uses, that is integrated with Downtown [CONSISTENT]
	Strategy LU-12.1. Locations: • Area surrounding Pardee Memorial Hospital [CONSISTENT]
	Strategy LU-12.2. Primary recommended land uses: • Public and institutional uses [CONSISTENT] • Offices [CONSISTENT] • Structured or underground parking [CONSISTENT]
	Strategy LU-12.3. Secondary recommended land uses: • Single-family attached residential [CONSISTENT] • Multi-family residential [INCONSISTENT] • Live-work units [INCONSISTENT] • Limited retail and services [CONSISTENT]
	Strategy LU-12.4. Development guidelines: • Similar development standards to Downtown Support • Encouragement of neighborhood master-planning that links hospital with offices, services and Downtown [INCONSISTENT] Strategy LU-11.4 (Downtown Support) Development Guidelines: • Minimal front setback [INCONSISTENT] • Rear or limited side parking only [INCONSISTENT] • Façade articulation [INCONSISTENT] • Ground-floor storefronts and/or architectural detailing on parking structures [INCONSISTENT]
	Growth Management (Map 8.3a): Designated as a “ Priority Infill Area ” - Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties [CONSISTENT]
Land Use & Development	Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment...
Population & Housing	Strategy PH-1.1. Promote compatible infill
	Strategy PH-3.2. Encourage mixed land use patterns that place residents within walking distance of services.
Natural & Environmental Resources	No Goals, Strategies or Actions are directly applicable to this project.
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	No Goals, Strategies or Actions are directly applicable to this project.
Transportation & Circulation	Strategy TC-1.1. - Encourage mixed-use, pedestrian-friendly development that reduces the need to drive between land uses.

GENERAL REZONING STANDARDS	
Compatibility	Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –
	MIC Zoning permits a range of uses that are existing in the surrounding area. The subject property is adjacent to retail uses and C-3 zoning. The subject property is buffered from and not contiguous to residential uses. Other properties adjacent to and in vicinity of the subject property are vacant and classified as Special Use Districts. These vacant properties are likely to require a rezoning in order to be developed.
Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	The subject property and the area immediately surrounding it have seen little change in recent years. While there have been proposals for development adjacent to and in vicinity of the subject property, these proposals have not been constructed.
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 -
	Establishment of MIC zoning on the subject property would reestablish base zoning and remove the restrictions of the Special Use currently associated with the property. The rezoning would serve to expand the existing MIC zoning that is present in the area of town surrounding Pardee Hospital and Hendersonville High School. The expanded number of uses made available to the subject property presents opportunities for additional employment and provision of services.
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. Fleming St is designated as a Local Street on the comprehensive transportation plan and is maintained by the City of Hendersonville. The subject property is serviced by the City of Hendersonville Fire Dept and Police.
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 are no anticipated environmental impacts associated with the petition.

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-12 – ‘Urban Institutional’ calls for primary recommended land uses which align with the proposed MIC 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]

- *MIC is the zoning district established for the area surrounding Pardee Hospital*
- *The property is located in an area designated as a “Priority Infill Area” according to the City’s Comprehensive Plan*
- *The subject property contains an existing office building and is well-suited to house a range of uses permitted in the MIC.*

DRAFT [Rational for Denial]

- *The rezoning would permit a greater number of uses than those approved as part of the Special Use Permit.*