

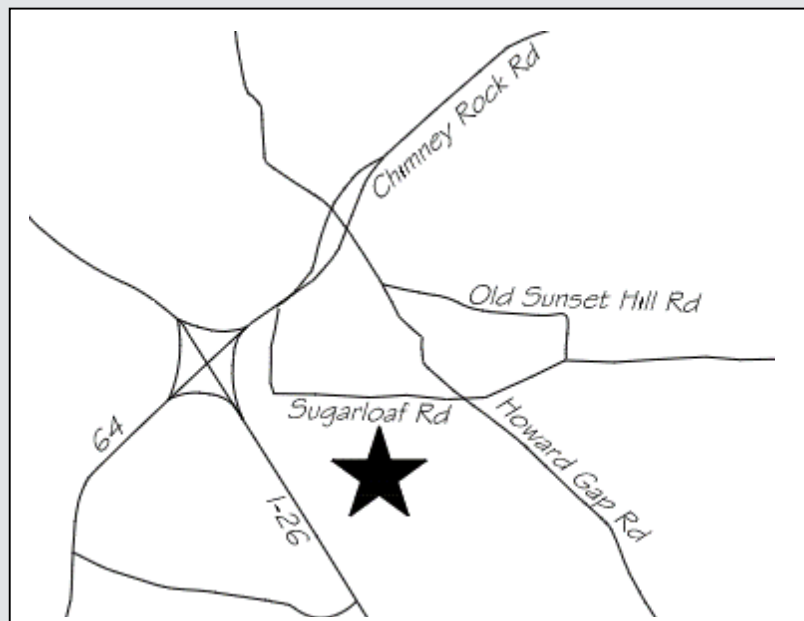
REZONING: CONDITIONAL REZONING – AAA STORAGE (P22-37-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - AAA Storage
 - P22-37-CZD
- Applicant & Property Owner:
 - Dennis J. Dorn – CD-MAT LLC. At NC LL Company [Applicant]
 - Thomas and Sherry Thompson [Owner]
- Property Address:
 - 750, 762, and 780 Sugarloaf Rd
- Project Acreage:
 - 2.48 Acres
- Parcel Identification (PIN):
 - 9579-75-6816
- Current Parcel Zoning:
 - R-15 Medium Density Residential
- Future Land Use Designation:
 - Business Center
- Requested Zoning:
 - Planned Commercial Development Conditional Zoning District (PCD)
- Requested Uses:
 - Mini-warehouses
- Neighborhood Compatibility Meeting:
 - May 4, 2022



SITE VICINITY MAP

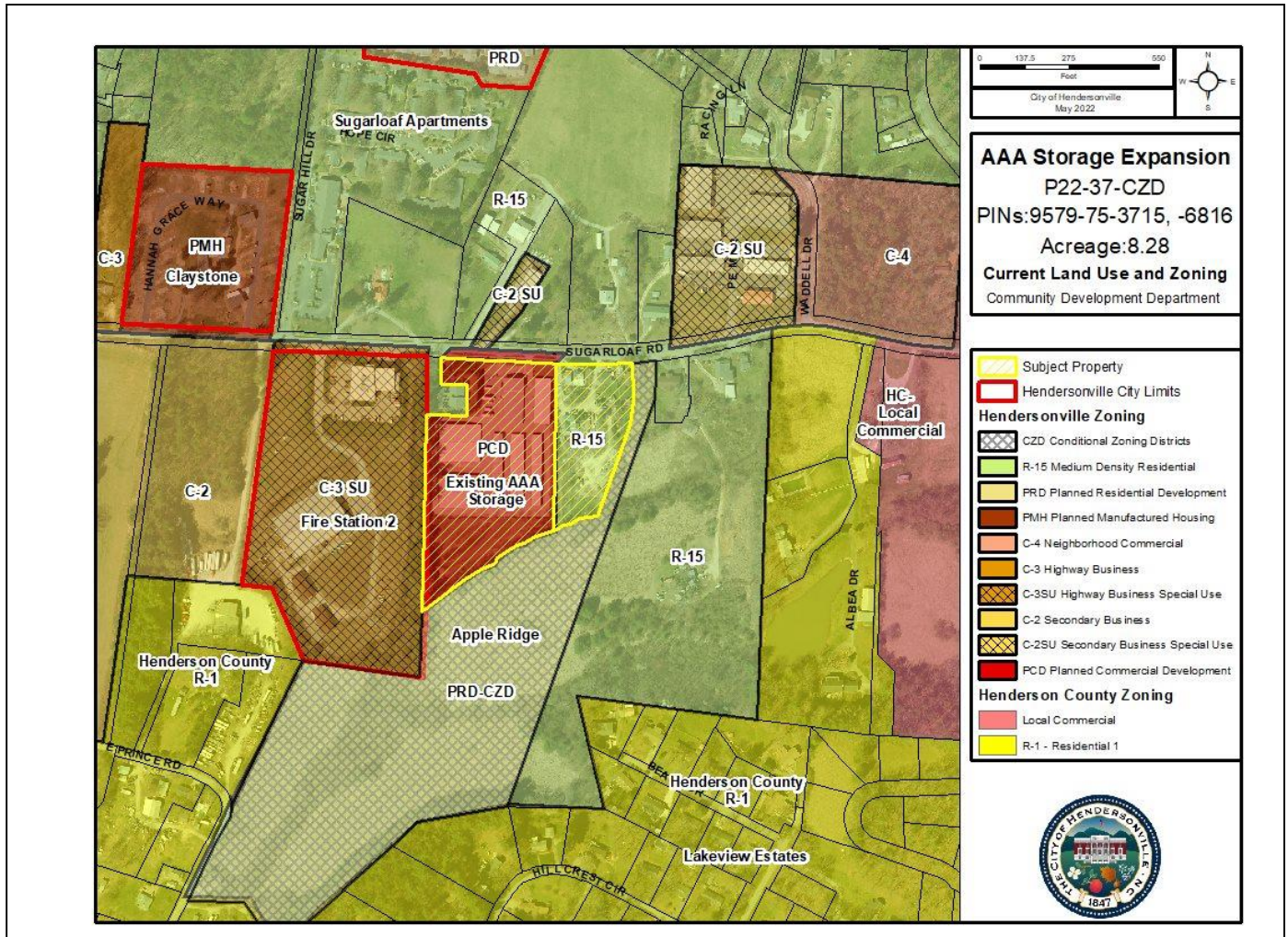
The City of Hendersonville is in receipt of an application for a Conditional Zoning District from Dennis J. Dorn – CD-MAT LLC. At NC LL Company [Applicant] and Thomas and Sherry Thompson [Owners]. The applicants are requesting to rezone the subject property, PIN 9579-75-6816 located at 762 Sugarloaf Road, from R-15, Medium Density Residential to PCD, Planned Commercial Development Conditional Zoning District for the expansion of the existing AAA Storage facility.

The proposal includes the addition of 5 buildings totaling 49,692 Sq Ft. This is in addition to the existing 7 buildings and approximate 67,570 Sq Ft of mini-storage on the adjacent site.

The proposal would include a recombining of the subject property with the adjacent lot to create a single parcel. The proposed mini-storage would be on a 2.48 acre parcel. Once combined, the site will be a total of 8.28 acres.

No other uses are proposed to be permitted by the rezoning.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is surrounded by a variety of zoning classifications and uses. The uses range from single family residential to mini warehouses and public facilities.

Parcels to the east/southeast are zoned PRD, R-15 and Henderson County R-1. This area is comprised of the recently approved Apple Ridge single-family/multi-family development and Lake View Estates neighborhood - consists of mostly single-family residences with some two-family residences mixed in.

Parcels to the west primarily contain commercial uses and zoning classifications. This area contains City of Hendersonville Fire Station # 2, existing AAA mini-storage, vacant land, and The Cascades Mountain Resort.

Parcels to the north are zoned commercial and residential. This area contains high density residential uses such as the Claystone Manufactured Housing Development and the Sugar Loaf and Sugar Hill apartments.

SITE IMAGES



View looking west along Sugarloaf Rd. Existing AAA Storage facility pictured to left.



View facing east on Sugarloaf along frontage of proposed facility expansion.

SITE IMAGES



View facing west along frontage of proposed facility



View facing towards interior of site from driveway of one of structures to be removed

SITE IMAGES



View of interior of the site where structures will be removed



View of interior of site

SITE IMAGES

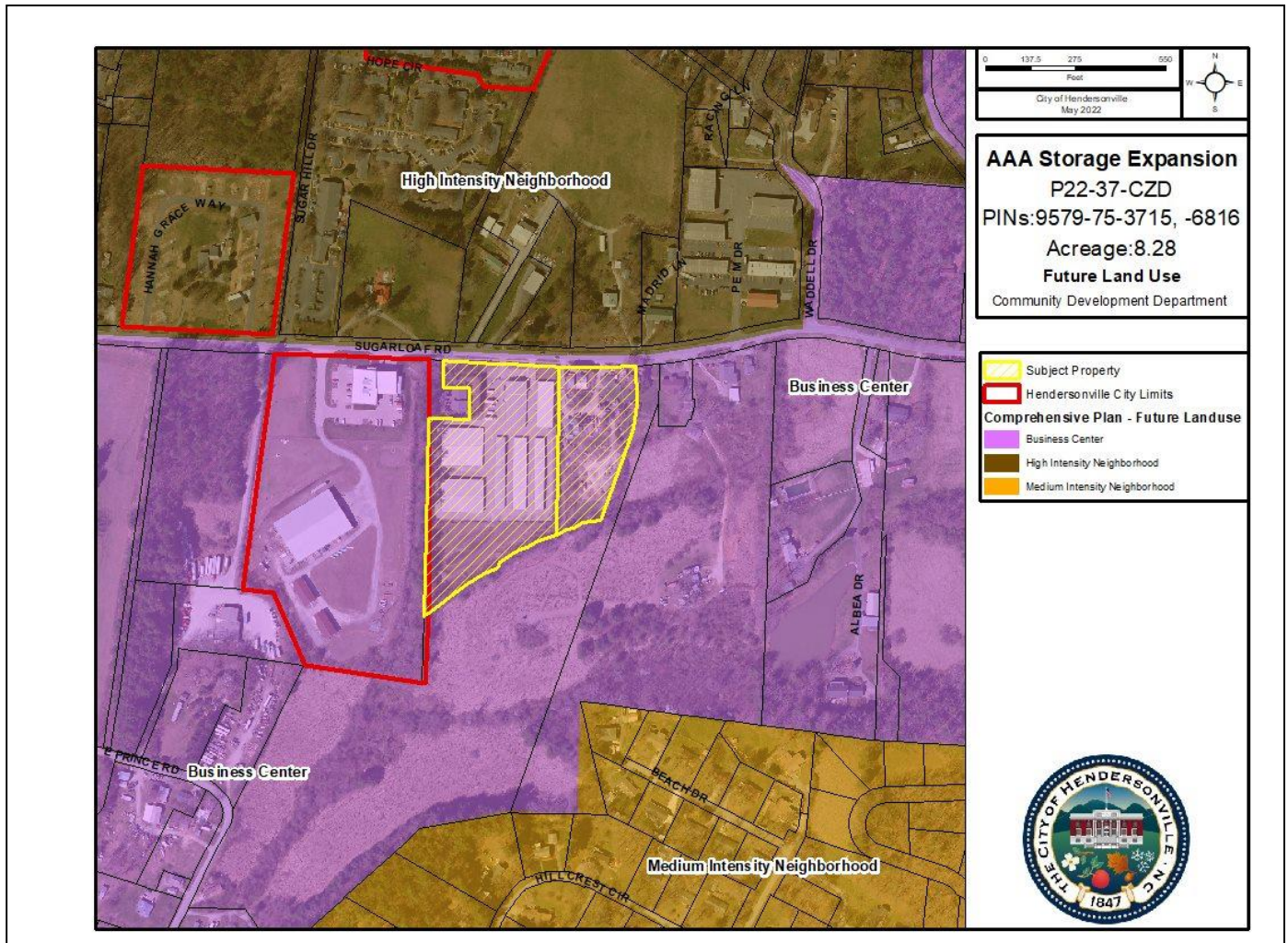


View of interior of the site where structures will be removed



View of existing self-storage structures which border the proposed expansion area. Existing tree buffer likely to be impacted by proposed project

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The site is designated as Business Center due to its proximity to I-26. Business Center is designated for parcels that:

- Front along I-26
- Areas in proximity to Blue Ridge Community College
- Existing, older industrial properties.

Parcels to the south are designated as Medium Intensity Neighborhood. This classification represents the Lake View Estates neighborhood that encompasses the majority of this area. Parcels to the north are designated as High Intensity Neighborhood. This area has a mix of uses including commercial, multi-family housing and a manufactured housing development. Parcels to the northwest are designated as Regional Activity Center. This designation reflects the commercial node around the I-26 interchange with US 64/Chimney Rock Road.

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	Goal LU-13 Business Center: <i>Create an employment corridor along I-26 that supports the growth of Hendersonville as a business destination. Create a campus-like, mixed-use environment that includes office, research, and low-impact industrial uses, as well as supportive retail amenities</i> [CONSISTENT]
	Strategy LU-13.2. Primary recommended land uses: <i>Offices, Research facilities, Educational Centers</i> [INCONSISTENT]
	Strategy LU-13.3 Secondary recommended land uses: <i>Supportive neighborhood retail and services along major thoroughfares</i> [INCONSISTENT – Sugarloaf Rd is a minor thoroughfare]
	Strategy LU-13.4. Development guidelines: <i>At least 30% open space in new developments greater than five acres</i> [INCONSISTENT] <i>Moderate front setbacks and appropriate landscaping</i> [CONSISTENT] <i>Encouragement of pedestrian connections to multi-use pathways and between uses</i> [INCONSISTENT]
Land Use & Development	<i>The property is designated as a “Priority Growth Area” on the Growth Management Map (Map 8.3a). “Areas that are considered a high priority for expansion of the ETJ, annexation, and extension of infrastructure and services”. [CONSISTENT]</i>
	<i>The project area is identified as a “development opportunity” in the Comprehensive Plan’s Map 8.2b: Development Framework. This includes vacant land, agricultural land, and single-family residential properties greater than five acres. [CONSISTENT]</i>
	<i>Strategy LU-1.1. Encourage infill development and redevelopment in areas planned for high-intensity development</i> [CONSISTENT]
Population & Housing	<i>Strategy PH-1.4. Allow redevelopment and/or reuse of single-family homes that directly front on arterials into office or high-density residential uses in coordination with the Future Land Use Map</i>
	<i>Strategy PH-3.2. Encourage mixed land use patterns that place residents within walking distance of services.</i>
Natural & Environmental Resources	<i>Strategy NR-1.2. Protect land adjacent to streams in order to protect water quality, reduce erosion, and protect wildlife habitat</i>
	<i>Strategy NR-1.3. Encourage restoration of natural habitat and drainage patterns in developed areas.</i>
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	<i>Strategy WR-2.3. Enable and encourage Low-Impact Development practices in stormwater management</i>
Transportation & Circulation	<i>Strategy TC-1.1. - Encourage mixed-use, pedestrian-friendly development that reduces the need to drive between land uses.</i>

GENERAL REZONING STANDARDS	
Compatibility	Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –
	A mix of commercial and residential uses are found in the immediate area. Single family residential and multi-family residential are both found near the proposed project area.
Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	The subject property was subdivided from the adjacent land to the east and south. The remainder of the subdivided land was approved for the Apple Ridge development which consist of 60 apartment units and 20 single-family homes.
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 -
	By all indications there is high market demand for additional self-storage.
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. Sugarloaf Rd is designated as a minor thoroughfare on the comprehensive transportation plan and is maintained by NCDOT. The subject property will be serviced by the City Fire Dept and will also be served by the City of Hendersonville 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 -
	The subject property features 19 trees that are proposed to be cleared. This includes 12 Pines, 5 Poplars, 1 Oak and 1 Maple. The developer has indicated that a few poplars at the rear of the property may be retained. There is also a stream at the rear of the property. A portion of this stream is proposed to be piped. A Nationwide permit from the Army Corp of Engineers would be required for the piping. The area disturbed by the piping will be revegetated.

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 subject property is located in an area designated as a 'development opportunity' and 'priority growth area' according to the City's 2030 Comprehensive Plan.

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]

- *The development of mini-warehouses will be an extension of an existing use.*
- *The mini-warehouses will be in close proximity to recently-approved affordable, multi-family housing.*
- *The petition provides access from a minor thoroughfare as required in the PCD zoning district*

DRAFT [Rational for Denial]

- *Business Center does not recommend mini-warehouses or self-storage (supportive neighborhood retail and services) along minor thoroughfares. (LU-13.3)*

PROPOSED REQUEST DETAILS

- Site Plan Summary:
 - The site plan accompanying this petition contains the following provisions:
 - 5 mini-warehouse buildings totaling 49,692 Sq Ft
 - Building 1 & 2 – 12,000 Sq Ft
 - Building 3 – 6,600 Sq Ft
 - Building 4 – 8,800 Sq Ft
 - Building 5 – 10,292 Sq Ft
 - Driveways, Parking and Sidewalks totaling 27, 414 Sq Ft
 - Common Open Space totaling 11,026 Sq Ft
- Proposed Uses:
 - Mini-warehouses
- Developer Conditions:
 - Developer Proposed Concessions:
 - N/A
 - Developer Proposed Conditions:
 - A 10' Setback is proposed (along the eastern property boundary) as there is an approved Right-of-Way on the adjacent property (Apple Ridge) that has not been platted yet. Once platted, the proposed setbacks will conform with zoning code standards.

OUTSTANDING ISSUES & PROPOSED CONDITIONS

COMMUNITY DEVELOPMENT

Site Plan Comments:

The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Planned Commercial Development (5-15) with the following exceptions:

- A number technical corrections were provided to the applicant. Each of these were resolved.

Proposed City-Initiated Conditions:

- None

CITY ENGINEER

Site Plan Comments:

- Please show post-construction stormwater management facilities and erosion control basins for proposed work. [resolved]
- Are stream and wetland to be filled/piped? Is US Army COE permitting underway? [resolved]
- Show blueline stream with stream buffers [resolved]

- Has recombination occurred (2 different property owners)? Existing SCM maintenance agreement with current storage unit owner. [resolved]

Proposed City-Initiated Conditions:

- None

WATER / SEWER

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

FIRE MARSHAL

Site Plan Comments:

- Not within Fire District
- Add gate off proposed road for Apple Ridge

Proposed City-Initiated Conditions:

- None

STORMWATER ADMINISTRATOR

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

FLOODPLAIN ADMINISTRATOR

Site Plan Comments:

- Differentiate on the plan work that is proposed as part of this project from work 'by others'. [resolved]

Proposed City-Initiated Conditions:

- None

PUBLIC WORKS

Site Plan Comments:

- None

Proposed City-Initiated Conditions:

- None

NCDOT

Site Plan Comments:

- Driveway permit and sidewalk encroach will be required at Final Site Plan

Proposed City-Initiated Conditions:

- None

TRANSPORTATION CONSULTANT

Site Plan Comments:

- The proposed use did not trigger a TIA

Proposed Condition:

- None

TREE BOARD

Site Plan Comments & Recommended Conditions:

- See attached Tree Board Summary