

REZONING: STANDARD REZONING - BROOKLYN AVE (P22-14-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PETITION SUMMARY

- Project Name & Case #:
 - Brooklyn Ave Standard Rezoning
 - P22-14-RZO
- Applicant & Property Owner:
 - Mark B. Pace
- Property Address:
 - 0 Brooklyn Ave
- Project Acreage:
 - 2.26 Acres
 - (±98,446 Square feet)
- Parcel Identification (PIN):
 - 9578-42-2392
- Current Parcel Zoning:
 - R-15 Medium Density Residential (1.6)
 - C-3 Highway Business (.66)
- Requested Zoning:
 - C-3 Highway Business
- Future Land Use Designation:
 - Neighborhood Activity Center
 - Activity Node
- Roadway Classification
 - Minor Thoroughfare (Brooklyn Ave – northeast of parcel)
 - Minor Thoroughfare (Old Spartanburg Rd – northwest of parcel)
 - Local Street (Edith Dr – southwest of parcel)

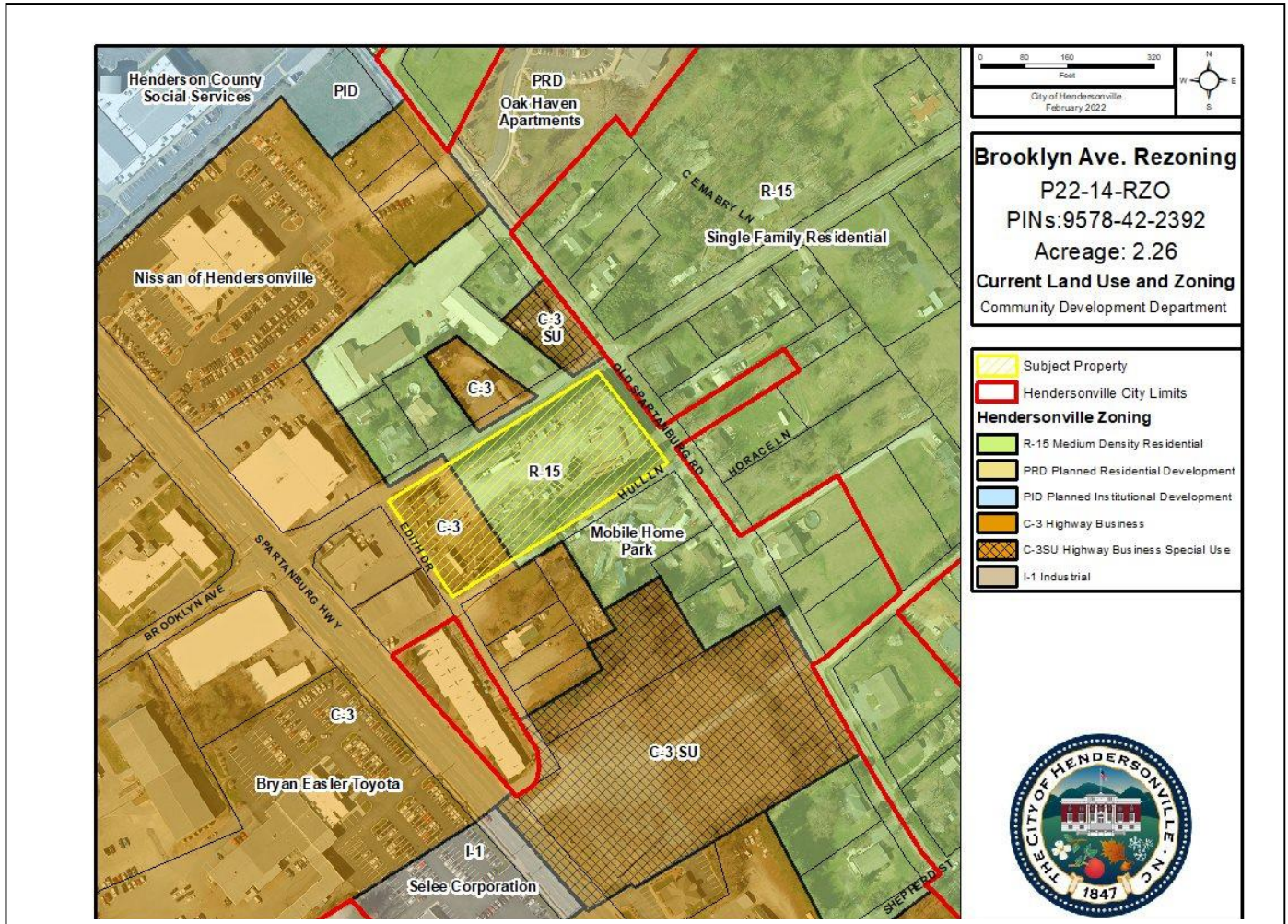


SITE VICINITY MAP

The City is in receipt of a Zoning Map Amendment (Standard Rezoning) application from Mark B. Pace (owner). The applicant is requesting to rezone a portion of the subject property (+/- 1.60 acres) from R-15 (Medium Density Residential) to C-3 Highway Business to match the current zoning on the remainder of the property (.66 acres). The subject parcel (PIN 9578-42-2392) is located at the intersection of Brooklyn Ave and Old Spartanburg Rd and is approximately 2.26 acres in total. The site is bordered on the southwest by Edith Dr.

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the C-3 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 two dominate zoning districts in this area are C-3 (Highway Business) and R-15 (Medium Density Residential). C-3 zoning is found on a portion of the subject parcel along with a majority of parcels to the west (towards Spartanburg Hwy) and two parcels to the immediate north (including C-3-SU).

Some parcels to the north and south are zoned R-15 Medium Density Residential with the abundance of the R-15 district being located across Old Spartanburg Rd in the ETJ.

Many of the parcels situated between Old Spartanburg Rd (Minor Thoroughfare) and Spartanburg Highway (Major Thoroughfare) present a mix of uses and zoning with some single-family uses being located in the C-3 zoning district. The C-3 district also contains churches and a mix of business uses. From the intersection of Old Spartanburg Rd and Spartanburg Hwy, C-3 & PID (Planned Institutional Development) zoning districts make up the majority of the zoning that extends between these two corridors. Two additional parcels zoned C-3/C-3-SU extend between these two corridors south of the subject property. Excluding the subject property, there are 8 small parcels and one larger parcel with R-15 zoning situated between these two corridors.

SITE IMAGES



View of the property facing east from Edith Dr



View of western edge of property (along Edith Dr) facing Brooklyn Ave

SITE IMAGES

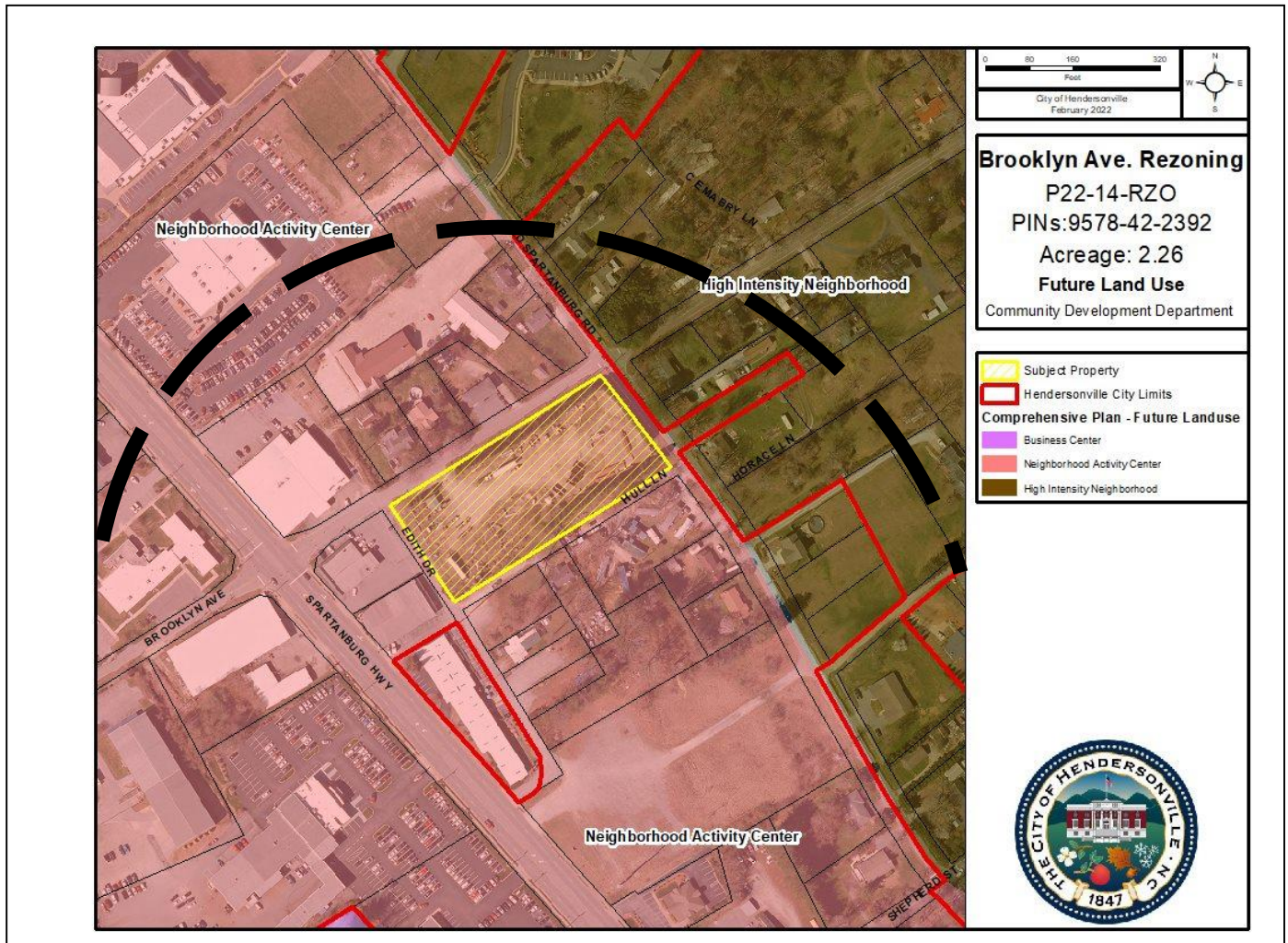


View of center of the R-15 Zoned portion of the property facing corner of Brooklyn Ave & Old Spartanburg Rd



View from center of property facing west towards Edith Dr.

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The 2030 Comprehensive Plan's Future Land Use Map designates this parcel as Neighborhood Activity Center. The property is located in an Activity Node. High Intensity Neighborhood is the designation for parcels located to the east of Old Spartanburg Rd.

Spartanburg Highway is designated as a Major Thoroughfare while Old Spartanburg Rd, Brooklyn Ave, and Shepherd St are each designated as Minor Thoroughfares.

COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	Goal LU-8. Neighborhood Activity Center: Concentrate retail in dense, walkable, mixed-use nodes located at major intersections in order to promote a sense of community and a range of services that enhance the value of Hendersonville's neighborhoods.
	Strategy LU-8.1. Locations: <ul style="list-style-type: none"> Major intersections along existing local commercial corridors (US-25 and US176) [consistent]
	Strategy LU-8.2 Primary recommended land uses: <ul style="list-style-type: none"> Neighborhood retail sales and services [inconsistent]
	Strategy LU 8.3 Secondary recommended land uses: <ul style="list-style-type: none"> Offices [consistent] Multi-family residential [inconsistent] Live-work units [consistent] Public and institutional uses [consistent] Pedestrian amenities (plazas, outdoor seating, etc.) [inconsistent] Mixed uses [consistent]
	Strategy LU-8.4. Development guidelines: <ul style="list-style-type: none"> Minimal parking in front of buildings (no more than one to two rows) along thoroughfares, with remainder of parking located to the side or rear [inconsistent] Encouragement of buildings that are designed at a human scale, maximizing window coverage on ground floors and utilizing façade articulation [inconsistent] Provision of pedestrian connections to parking and other buildings/properties [inconsistent] Activity Nodes: <ul style="list-style-type: none"> Encouragement of multi-story, mixed-use buildings with retail on ground floors and office/residential on upper floors [consistent] Placement of new buildings close to the street along thoroughfares (less than 20 feet from right-of-way) [inconsistent] Location of all parking to the side or rear of buildings or in a garage encouraged [inconsistent] Improved pedestrian connections to surrounding neighborhoods [inconsistent] Inclusion of traffic calming improvements (described under Strategy TC-1.4 in Chapter 7) with redevelopment projects. [inconsistent]
Land Use & Development	Growth Management: Designated as a "Priority Infill Areas" (Map 8.3a) - Priority Infill Areas (beige): 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]
	Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods. [consistent] Strategy LU-1.1. Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the "Priority Infill Areas" on Map 8.3a. [consistent]

COMPREHENSIVE PLAN CONSISTENCY	
Population & Housing	Goal PH-1- Maintain and enhance older neighborhoods so that they retain their value and viability in the face of demographic and market changes Strategy PH-1.1 – Promote Compatible infill development...
	Goal PH-3 – Promote safe and walkable neighborhoods. 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 petition.
Cultural & Historic Resources	No Goals, Strategies, or Actions are directly applicable to this petition.
Community Facilities	No Goals, Strategies, or Actions are directly applicable to this petition.
Water Resources	No Goals, Strategies, or Actions are directly applicable to this petition.
Transportation & Circulation	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 -
	The subject property as well as the surrounding area is made up of a mix of R-15 and C-3 zoned parcels. R-15 is primarily located east of Old Spartanburg Rd while the areas west of Old Spartanburg Rd contains a mix of C-3 and R-15. Locating higher intensity zoning districts within Activity Nodes and at key intersections is appropriate.
Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	Recent changes in the area include an approved final site plan for the development for a commercial use (carwash) at the corner of Shepherd St and Spartanburg Hwy. This parcel includes additional out parcels, not yet slated for development, which are zoned C-3 and extend from Spartanburg Hwy to Old Spartanburg Rd. Additionally, a parcel at the corner of Shepherd St and Old Spartanburg Rd was recently rezoned from R-15 to C-4 Neighborhood Commercial by the City for the placement of a Fire Station.
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 rezoning would allow for a wide range of commercial uses and residential uses at the intersection of two minor thoroughfares.

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 -
	A Water / Sewer Availability Request has not been submitted for this parcel. The site will be served by two NCDOT maintained streets (Old Spartanburg Rd and Brooklyn Ave), both of which are classified as “minor thoroughfares” in the comprehensive plan. The property boundary is also less than 200’ from the intersection of Brooklyn Ave and Spartanburg Hwy.
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 is no blue line stream nor 100-year floodplain on the subject property. The parcel is lined with arborvitae trees, but is otherwise cleared of any significant vegetation. The NC Biodiversity & Wildlife Habitat Assessment data shows this parcel as unrated due to the existing impervious surface on the site.

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 Neighborhood Activity Center designation calls for neighborhood retail sales and services as a primary recommended land use; and office, multi-family and other similar uses as secondary recommended land uses at locations which align with those listed under LU 8.1.

We 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 petition would be an extension of the existing C-3 zoning district and eliminate the split-zoning of the subject parcel.*
- *The petition allows for increased intensity of uses at the intersection of two minor thoroughfares.*
- *The petition would align with the parcels proximate to the subject property which are zoned C-3 and located between Old Spartanburg Rd and Spartanburg Hwy.*
- *The petition creates the opportunity for infill development at a greater density / intensity.*

DRAFT [Rational for Denial]

- *The parcel's proximity to R-15 zoning (across Old Spartanburg Rd) necessitates that an increase of intensity/density be accompanied with a site plan or a district which provides design standards.*