

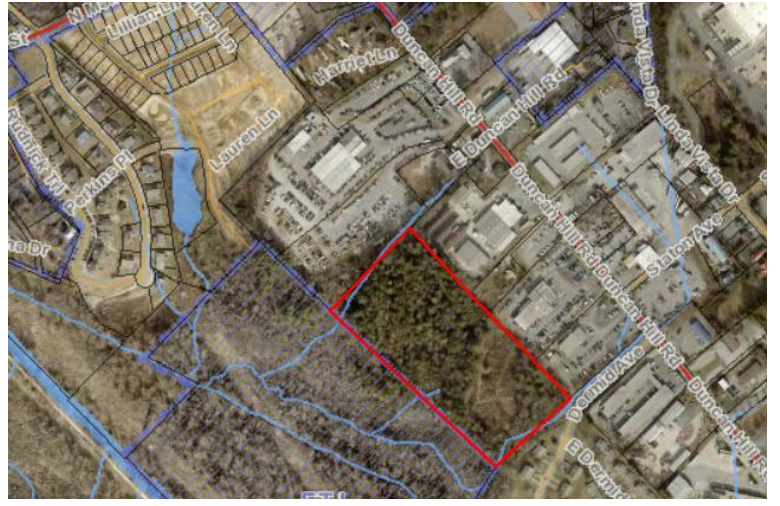
REZONING: CONDITIONAL REZONING - MEADOWCREST (25-12-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - Meadowcrest
 - 25-12-CZD
- Applicant & Property Owner:
 - The Housing Assistance Corporation
- Property Address:
 - 0 Dermid Avenue
- Project Acreage:
 - 10.48
- Parcel Identification (PIN):
 - 9569-94-7077
- Current Parcel Zoning:
 - R-20 Low Density Residential
- Requested Zoning:
 - UR-CZD – Urban Residential Conditional Zoning District
- Future Land Use Designation:
 - Multi-Generational Living
- Neighborhood Compatibility Meeting:
 - March 5th, 2025
- Planning Board Meeting
 - April 10th, 2025
 - Passed unanimously



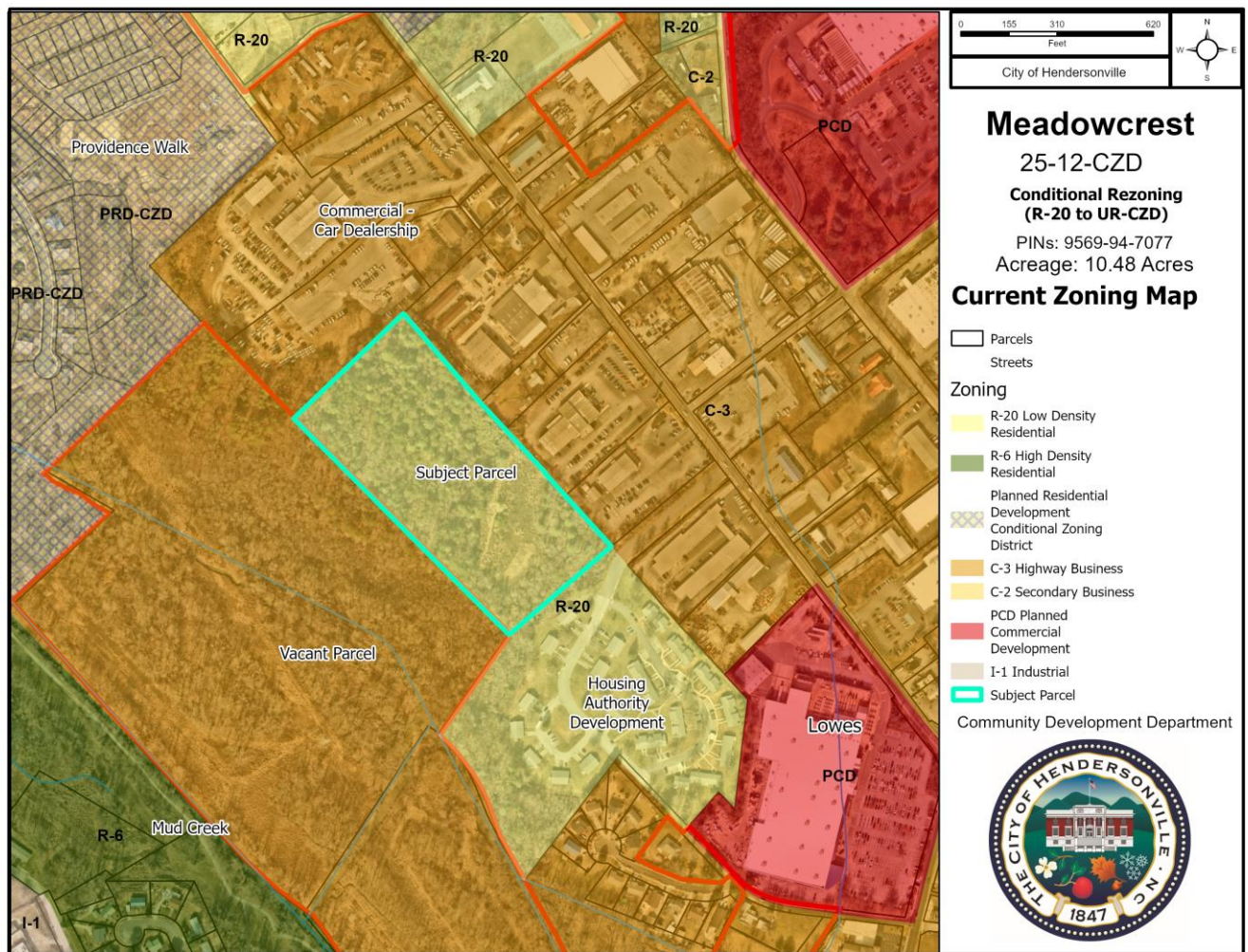
SITE VICINITY MAP

The City of Hendersonville has received an application for a Conditional Zoning District from the Housing Assistance Corporation for the property located at 0 Dermid Avenue (PIN: 9569-94-7077). The property is currently zoned as Low Density Residential (R-20), and the applicant is requesting a rezoning to Urban Residential Conditional Zoning District (UR-CZD).

The project is planned in two phases, with both phases featuring similar buildings and amenities. Each phase will include three apartment buildings, a community building, and a playground. Phase I will consist of 60 units, while Phase II will include 72 units. The streets within the development will be private; however, the applicant has agreed to establish a stub-out easement in the northwestern corner of the property to allow for future access.

Additionally, the Housing Assistance Corporation has submitted an application to the state Housing Finance Agency for this year's round of Low Income Housing Tax Credits (LIHTC) to support Phase I of the project.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is currently zoned Low Density Residential (R-20). The adjacent property, owned by the Housing Authority, is also zoned R-20 and contains duplexes and quadplexes. The parcels surrounding the property to the east, north, and west are zoned Highway Business (C-3), with businesses along Duncan Hill Road, including car dealerships, a grocery store, and a home improvement store. Nearby, there is a Planned Residential Development – Conditional Zoning District (PRD-CZD) known as Providence Walk, which consists of single-family homes.

SITE IMAGES



View of subject property from Dermid Avenue. One of two blue line streams runs through the southern portion of the property. The other blue line stream runs through the northern portion of the property.



View looking south from site to Dermid Avenue.

SITE IMAGES



View through trees of adjacent property located on Dermid Avenue.



View of western portion of property from center of property.

SITE IMAGES

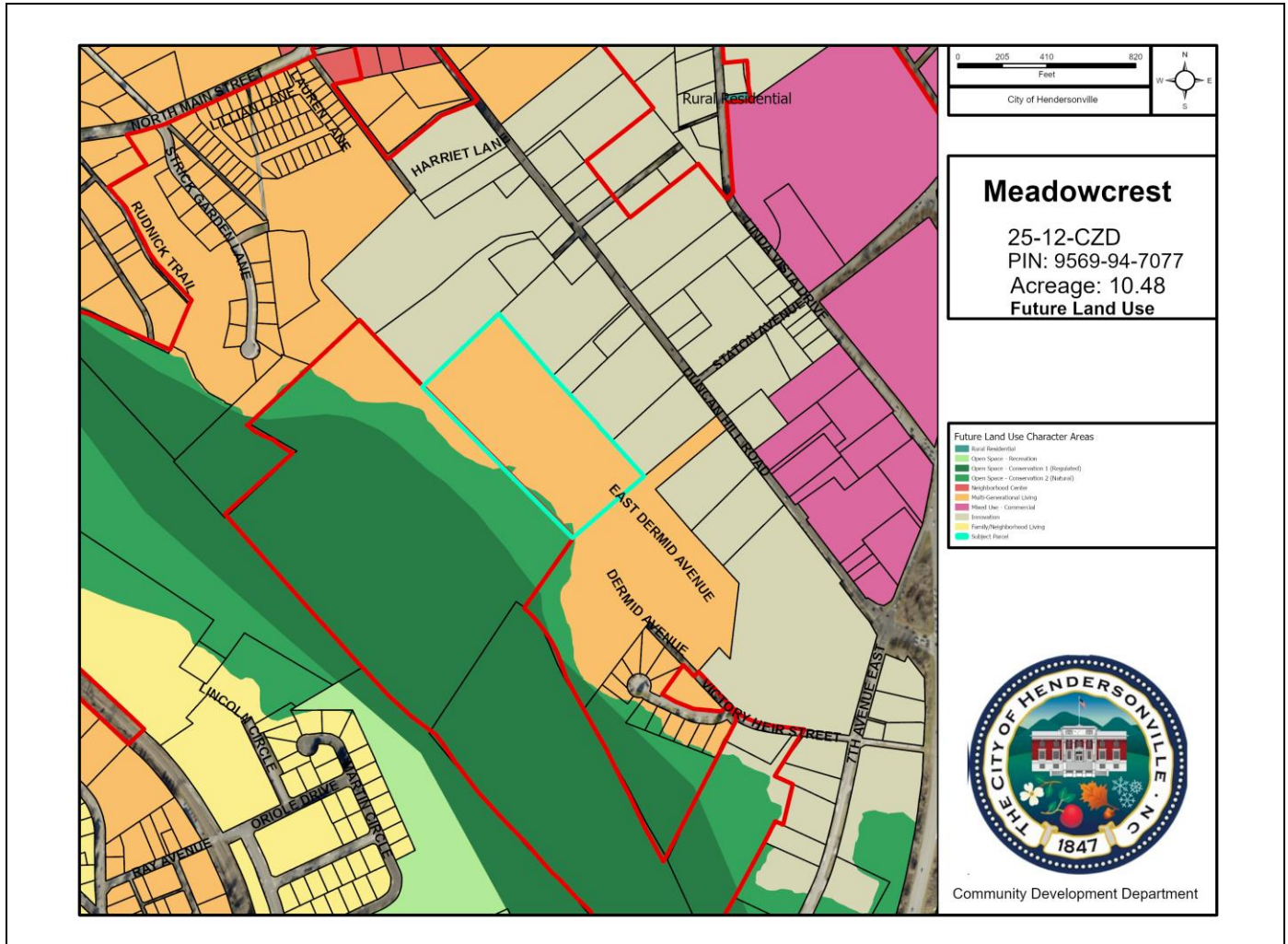


Northeastern edge of property. An adjacent building can be seen in the distance.



View looking south from the subject property. Through the trees, homes located on Dermid Avenue can be seen.

FUTURE LAND USE



City of Hendersonville Future Land Use

The subject property is designated as Multi-Generational Living in the Gen H comprehensive plan. This designation encompasses the Housing Authority-owned parcel to the south of the subject property, as well as a portion of the property to the southwest. Parcels to the east of the property are classified as Innovation.

PROPOSED REQUEST DETAILS

Site Plan Summary:

- Proposed Use: Residential, multi-family
- Total Dwelling Units: 132 total (60 in Phase I, 72 in Phase II)
- Site: 10.48 acres
- Density: 13 Units / Acre
- Buildings:
 - Total Footprint – 53,860 square feet
 - Community Buildings (2) Footprint – 1,986 square feet
 - Building 100 Footprint – 4,770 square feet
 - Building 200 Footprint – 8,800 square feet
 - Building 300 Footprint – 8,926 square feet
 - Building 500 Footprint – 8,926 square feet
 - Building 600 Footprint – 9,540 square feet
 - Building 700 Footprint – 8,926 square feet
 - Height:
 - Mid-point of gable between ridge and eaves (height by definition) = max 34'
- Open Space: 3.08 acres
- Common Open Space: 1.05 acres
- Transportation:
 - The site is currently undeveloped. The proposed access point is off of Dermid Avenue. No public streets will be provided in this development.
 - Staff requested a second access stub-out be proposed for the north west corner of the property, which could eventually connect to the stub-out created by Providence Walk. Due to topographical challenges, the applicant requested to not extend the stub out to the property line, but instead, to create an easement to allow the city to eventually establish a road connection in the future.
- Sidewalks:
 - 7' wide sidewalks are provided throughout the site.
 - The applicant has proposed a crosswalk at the exit from their driveway entrance on Dermid Avenue.
- Lighting:
 - All site lighting will be required to conform to the City's lighting standards for multi-family developments. The lighting plan is a component of the final site plan review.
- Parking:
 - Off-Street Parking
 - Required: 1 per unit (1-2 bedroom units) = 96 spaces, 1.5 per unit (3+ bedroom units) = 54 spaces. Total Required 150 spaces
 - Provided: 256 spaces
 - The LIHTC design requirements require that for family projects, there is a **minimum** of 1.75 parking spaces per unit.
 - Drive Aisle
 - Minimum of 24' wide

- In front of buildings, all drive aisle are 26' wide to accommodate fire safety regulations.
- Landscaping:
 - This development will be required to plant:
 - Vehicular Use Landscaping
 - Interior parking lot plantings (Sec. 15-9a)
 - Street Trees (Sec. 15-15)
 - Common space plantings
 - Trees (Sec. 5-25-5.2b)
 - A detailed Landscaping Plan will be provided at final site plan
- Building Design:
 - 3-Story design
 - Building Materials – Brick masonry and vinyl siding
 - Central open-air access stairway
 - First-floor patios and balconies proposed on upper levels.
 - Roofline features a variety of gables and false gables
- Natural Resources
 - There are two blue line streams on the property. One is located along the southern portion of the property, and the other is located on the northern portion.
- Floodplain: N/A
 - The southwestern edge of the property includes part of the 100 year and 500 year floodplain.
 - The 100 year floodplain will not be impacted by the proposed design.
- Stream Buffer: N/A
 - On their preliminary site plan, the applicant is abiding by the stream buffer requirements.

OUTSTANDING ISSUES & CITY-PROPOSED CONDITIONS:

COMMUNITY DEVELOPMENT:

Site Plan Comments:

- The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Urban Residential (5-25) (minus any developer proposed conditions).
 - Comments that will be reviewed/addressed during final site plan review process and do not need to be addressed during the preliminary site plan review process:
 - Landscaping:
 - Final determination on planting credits, species, locations, final quantity of required vs. proposed new plantings. The current plan shows a buffer along the outer edge of the property which may

- not be required per the City's zoning ordinance.
- All final landscaping comments will be addressed as part of the final site plan approval between City staff and the project designer in accordance with the City's ordinances.

Proposed City-Initiated Conditions:

1. None

DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The Development Review Committee consist of the following Departments/Divisions and Agencies: Engineering, Water/Sewer, Fire Marshal, Stormwater Administration, Floodplain Administration, Public Works, NCDOT, Henderson County Soil & Erosion Control and the City's Traffic Consultant. While all pertinent members of the DRC reviewed this project, staff has provided only the relevant/outstanding comments / conditions below:

PUBLIC WORKS:

Preliminary Site Plan Comments:

1. A right-of-way is needed to connect from property line to Dermid Avenue. (Resolve at Final Site Plan)
2. SESC Plan approval required by Henderson County Site Development (Resolve at Final Site Plan)

Proposed City-Initiated Conditions:

1. None

Developer Proposed Conditions

1. Building Orientation Per Section 5-25-5.1: Applicant requests relief from Section 5-25-5.1 of the zoning code as it relates to the building orientation. While the proposed buildings do not directly front onto areas such as parks or plazas, each of the proposed multi-family buildings directly adjoins open space area being provided for the community. Additionally, the proposed community building, playground, picnic pavilion and outdoor spaces are intended to serve as a significant central gathering area and meeting space for the community.
2. Fire Sprinklers: Applicant shall equip all buildings, including non-residential occupancies with an approved automatic fire sprinkler system.
3. TIA (Traffic Impact Analysis): The developer request that the TIA be waived rather than deferred, granting relief from Sec. 5-25-2.3.1 of the zoning code. The proposed trip generation does not meet the threshold established under Article 6. Furthermore, as a LIHTC product, trip generation is expected to be below typical averages.
4. Secondary Access: While not required for fire service, the applicant agrees to grant a future easement in the Northwest Corner of Phase 2 for the extension and connection of adjacent developments in the future for secondary access. The alignment and extents of the easement will be

determined in the future and will not impact any access, utilities, parking or structures proposed with this project.

REZONING STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
1) COMPREHENSIVE PLAN	<u>LAND SUPPLY, SUITABILITY & INTENSITY</u> The subject property was excluded from the <u>Land Supply Map</u> analysis.

CONSISTENCY	The subject property was excluded from the <u>Suitability Assessment</u> analysis.
	<u>FUTURE LAND USE & CONSERVATION MAP</u> Character Area Designation: Multi-Generational Living Character Area Description: Consistent Zoning Crosswalk: Consistent Focus Area Map: N/A
2) COMPATIBILITY	<i>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property</i>
	The proposed introduction of residential use is compatible with the development along Dermid Avenue that is owned by the Housing Authority.
	<u>EXISTING CONDITIONS</u> The subject property is currently vacant. A large portion of the property is wooded, with a clearing on the southern portion of the property. There are streams running along the southernmost and northernmost sides of the property. The adjacent properties have a mix of uses. Duncan Hill Road has several car dealerships, a grocery store, and other commercial businesses. Dermid Avenue is a residential development owned by the Housing Authority. To the southwest of the property is a large property that is currently wooded and largely sits within the flood plain. Within close proximity to the subject property is the Providence Walk development.
	<u>GEN H COMPREHENSIVE PLAN GOALS</u> (Chapter IV) Vibrant Neighborhoods: Consistent Abundant Housing Choices: Consistent Healthy and Accessible Natural Environment: Consistent Authentic Community Character: Consistent Safe Streets and Trails: Consistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: Consistent Welcoming & Inclusive Community: Consistent Accessible & Available Community Uses and Services: Consistent Resilient Community: N/A
	<u>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES</u> (Chapter IV) Mix of Uses: N/A Compact Development: Consistent Sense of Place: Consistent Conserved & Integrated Open Spaces: Consistent Desirable & Affordable Housing: Consistent Connectivity: Consistent Efficient & Accessible Infrastructure: Consistent

3) Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	The need for more affordable housing is an ongoing problem within the City of Hendersonville and broader region.
4) 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 status of the region's affordable housing crisis is well documented from reports such as the Bowen Study. The City of Hendersonville is currently engaged in a Strategic Housing Plan to further address this issue.
5) 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 subject property will be served by City of Hendersonville services. The subject property is located near one of the city's main entry corridors.
6) 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 -
	<p>Mature Trees: There are a number of mature trees and vegetation around the subject property. Much of the tree canopy will need to be removed, however, the applicant is seeking to preserve existing tree canopy.</p> <p>Floodplain and Blue Line Streams: The subject property has a small portion of floodplain on the lower southwestern corner. The preliminary site plan shows the applicant is not impacting the 100 year floodplain. There are two blue line streams on the property. The applicant has shown they will take proper measures per the city's ordinance to protect the stream buffers.</p>

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT

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

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Multi-Generational Living as defined in Chapter IV of the Gen H 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 petition incorporates a mix of housing types into an existing urban neighborhood.*
- *The petition places residents within an area of existing city services and infrastructure.*
- *The petition places residents within an area of existing job opportunities.*
- *The petition will provide more housing to support existing and future residents of Hendersonville.*

DRAFT [Rational for Denial]

- *The petition proposes a development that is incompatible with the existing neighborhood due to height, scale, and architectural design.*
- *The petition proposes a density that is out of character with the surrounding neighborhood*
- *The petition would generate excessive traffic, noise and light in an existing residential neighborhood.*
- *The petition would have a negative impact on the natural resources of Hendersonville.*