

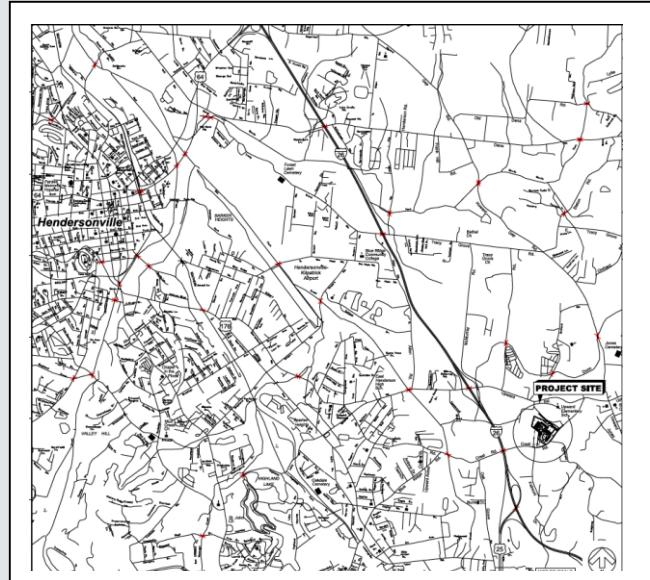
PRELIMINARY SITE PLAN REVIEW – US ARMY RESERVE (A22-56-SPR)  
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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## PROJECT SUMMARY

- Project Name & Case #:
  - Asheville US Army Reserve Center
  - A22-56-SPR
- Applicant & Property Owner:
  - Stephen Curry, P.E. (Mason & Hanger) [Applicant]
  - Lester Cash (US Army Corp of Engineers, Army Reserve Section Chief) [Owners]
- Property Address:
  - 0 Crest Rd
- Parcel Identification (PIN):
  - 9587-68-8771
- Project Acreage:
  - 20.6+ Acres
- Parcel Zoning:
  - I-1 Industrial
- Future Land Use Designation:
  - Regional Activity Center
- Requested Uses:
  - Government Facilities
- Type of Review:
  - **Administrative-** Decisions made in the implementation, administration, or enforcement of the Zoning and Subdivision Ordinances that involve the determination of facts and the application of objective standards set forth in the Zoning and Subdivision Ordinances.



SITE VICINITY MAP

*The City of Hendersonville is in receipt of an application for preliminary site plan review from the US Army Corp of Engineers for the construction of a 45,122 Sq Ft Army Reserve Center to serve the Asheville Region.*

*As proposed, the currently vacant site would be developed to include a principal Army Reserve Center, an accessory Vehicle Maintenance Structure and 157 Parking Spaces. The site would have a single point of access off of Crest Rd. The perimeter of the site requires a Type B buffer.*

*Given that this is a Federal project, it is not subject to local zoning. However, the applicant is voluntarily complying with the City's process for development approval.*

*Since this project is greater than 20,000 Sq Ft (but less than 50,000 Sq Ft), it is subject to a Preliminary Site Plan approval from the Planning Board. This is an administrative review, as opposed to a legislative decision, whereby the Planning Board acts as an extension of staff in reviewing the submission to determine if compliance has been demonstrated. If found to be compliant, an approval shall be issued. In typical circumstances, the Planning Board may impose such reasonable conditions on an approval as will ensure such compliance with the ordinance.*

## PRELIMINARY SITE PLAN STANDARDS

### **Review of Preliminary Site Plans (Section 7-3-3):**

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:

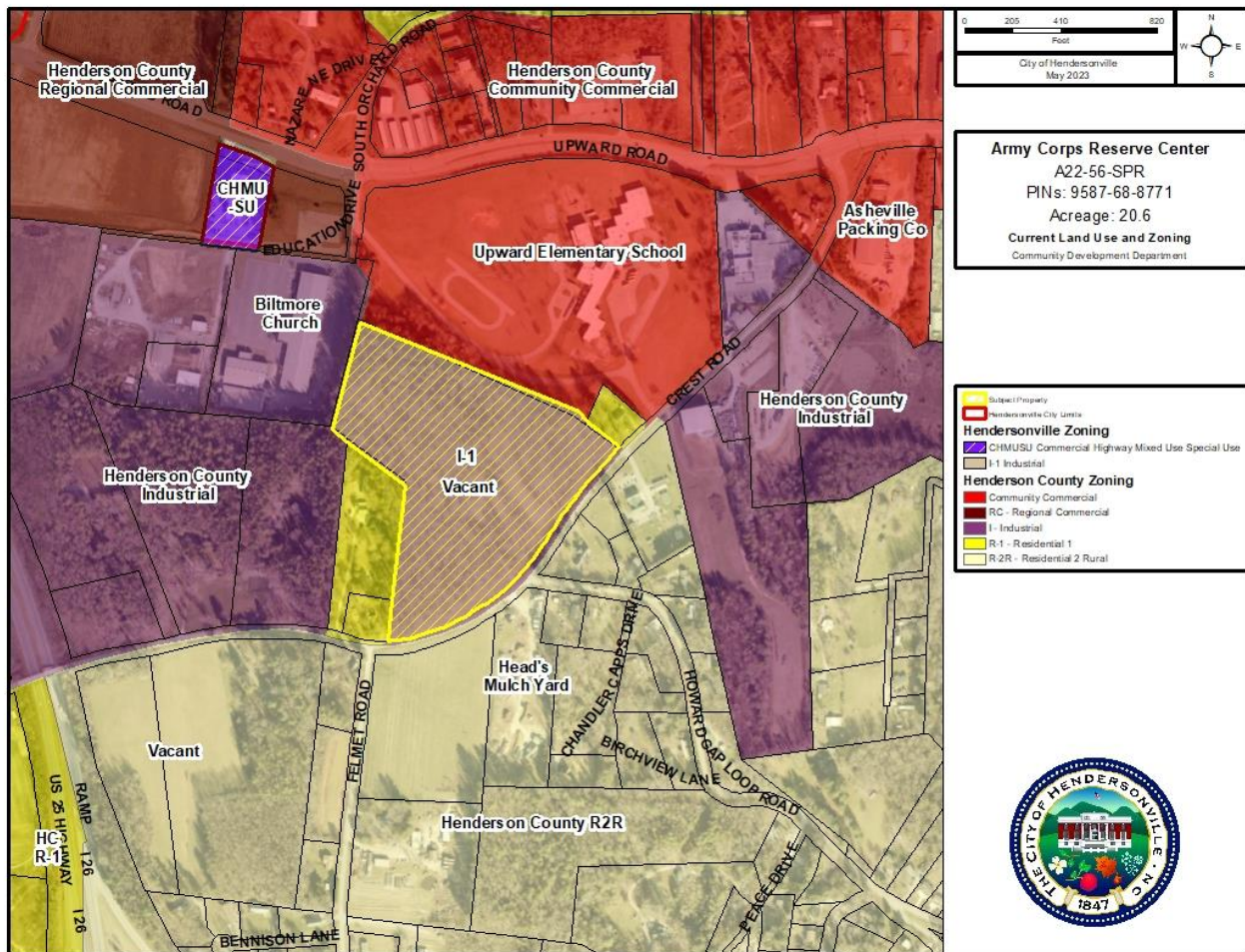
- Any commercial, industrial or institutional development consisting of more than 20,000 square feet of floor area.
- Addition of more than 30 parking spaces.
- Any Minor Planned Residential Development consisting of 9 or more dwelling units.

Approval of a preliminary site plan does 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 a final site plan meeting the requirements 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 has two years from the date of Planning Board approval to obtain final site plan approval from staff and substantially commence construction.

The requirements for a Preliminary Site Plan include the following:

- a) The date of the site plan or submittal, including any revisions thereto;
- b) The proposed title of the project and the name of the engineer, architect, landscape architect, planner and/or licensed surveyor; developer; and owner of record;
- c) The north arrow point, scale at not greater than one inch equals 40 feet and such information as the names of adjacent roads, streams, railroads, subdivisions or other landmarks sufficient to clearly identify the location of the property;
- d) Location of site by an insert vicinity map at a scale no less than one inch equals 2,000 feet;
- e) Existing project zoning and zoning of adjacent property, to include properties abutting either side of a public right-of-way;
- f) City limits line or a note indicating that the project site and any adjoining parcels are totally within or without the city limits;
- g) Names of adjacent property owners;
- h) Boundary survey of site and the location of all existing easements, buildings, rights-of-way or other encroachments;
- i) Location of 100-year floodplain and floodway, if applicable. Other significant natural features affecting the site including but not limited to wetlands, major rock outcrops and lakes or streams;
- j) All proposed streets with proposed names, pavement widths and rights-of-way and showing sight distances for all entrances and exits and their relationship to street and driveway intersections within a 200-foot radius of the intersection such entrance and exit with any public right of way. All alleys, driveways, curb cuts for public streets and handicap ramps, loading areas and provisions for off-street parking spaces and sidewalks; calculations indicating the number of parking spaces required and the number provided. All streets shall be clearly identified as public or private; a typical cross-section of the public or private street shall be included;
- k) Preliminary utility layout, including location and size of existing and proposed water, sanitary and storm sewer lines;
- l) Location and size of all existing and proposed entrances and exits to the site. All proposed entrance and exit points, regardless of the classification of the roadway facility the entrance and exit points connect to, shall follow the North Carolina Department of Transportation's most current Policy on Street and Driveway Access to NC Highways;
- m) Proposed reservations or dedications for parks, playgrounds, school sites and open spaces and a note indicating ownership and maintenance provisions;
- n) A survey showing tree line before site preparation with species and diameter of trees 12 inches or greater DBH (diameter at breast height) indicated and showing areas to be screened, fenced, walled and/or landscaped;
- o) General location and intended use of all buildings with their dimensions, the number of floors, total floor area and maximum height above lowest ground point of each building;
- p) Notations to include the total project area, proposed lot areas (or individual areas owned by a homeowners association), the amount and percentage of the site to be covered by buildings, open space, streets and parking and other facilities;
- q) General location, size, height, orientation and appearance of proposed signs;
- r) General location of proposed project phasing lines and notation including special conditions pertinent to establishing sales or model units, if applicable;
- s) A transportation impact analysis, if one is required by the terms of section 6-19, above, demonstrating the project will comply with the requirements of section 7-11, below.

## EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property was annexed into the City and zoned Industrial in 2022. As a satellite annexation, this 20-Acre parcel is the furthest most separated parcel in relationship to the city's corporate limits. The property fronts on Crest Rd and is located  $1/3^{\text{rd}}$  of a mile from the intersection at Upward Rd.

The surrounding land uses adjacent to the subject property include Upward Elementary School to the north, Biltmore Church to the northwest, and multiple single-family homes to the southwest and across Crest Rd. Additionally, across from the subject property are agricultural uses, a mulch yard, and a veterinary clinic.

The parcels surrounding the subject property are within unincorporated Henderson County and subject to County zoning. Zoning to the west of the subject property is Industrial. Zoning to the north is Community Commercial. Zoning across Crest Rd is Residential 2-Rural. There are a few parcels zoned Residential-1 adjacent to the north and south of subject property.

City zoning in the immediate area is limited to one CHMU-SU parcel north of Biltmore Church fronting Upward Rd.



SITE IMAGES



*View facing northeast on Crest Rd from subject property boundary near intersection of Howard Gap Loop Rd*



*View facing southwest on Crest Rd from subject property boundary near intersection of Howard Gap Loop Rd*



SITE IMAGES



*View of limited pasture area on the subject property*



*View of limited pasture area on the subject property*



SITE IMAGES



*Typical view of woodlands on subject property*



*Typical view of woodlands on subject property*

## PROPOSED DEVELOPMENT DETAILS

- **Proposed Use:**
  - Government Facilities (Army Reserve Center)
- **Gross Square Footage:**
  - 45,122 Sq Ft
- **Acres**
  - 20.6 Acres
- **Natural Resource**
  - While a blue line stream is shown on the USGS Map, the stream in question has been verified to only border a portion of the northern property boundary. See Exhibit A.
  - The 30' stream buffer and 20' transitional zone will be protected in accordance with the Zoning Ordinance.
  - There are no steep slopes present on the property. The high point is 2215' at a knoll on the southern end of the property while the low point is 2143' at the far northeastern corner.
- **Streets**
  - All internal drives for the site will be private.
  - Access is from Crest Rd (single-point)
- **Parking**
  - 157 Spaces
- **Sidewalks**
  - Only providing internal sidewalks between buildings
- **Public Utilities**
  - The site will be served by City of Hendersonville Water and Sewer.

## PRELIMINARY SITE PLAN COMMENTS

### **COMMUNITY DEVELOPMENT**

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

- Sidewalks are required along property frontage and extending to entrance of building.
  - Developer Comment: Appropriated federal money for this project can not be used for future development. With no existing sidewalk in place along Crest Road they felt that the sidewalk is considered future development. They also mentioned there are no sidewalks in place along Upward Road and Upward Elementary School. I explained that our property has been annexed into the City limits and that is the driver behind the sidewalks and Upward Road and Upward Elementary School are located on county property.
- Vehicular Use Area Landscaping requirements are not being met.



- Developer Comment: The parking lot is private and not a public space. The parking is restricted for Army Reserve personnel only. Also, the parking is more than 150-ft from Crest Road, sits higher in elevation than Crest Road, and will have an existing vegetative buffer between the parking lot and Crest Road. The parking is not entirely visible from Crest Road.
- Preservation of existing trees are being utilized to accommodate Buffer requirements.

## **CITY ENGINEER**

### **Site Plan Comments:**

- 5' Concrete Sidewalks are required along property frontage and through driveways. (See developer comment above)

## **WATER / SEWER**

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

- Need backflow on domestic line, in addition to fire line

## **FIRE MARSHAL**

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

- None

## **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 development did not trigger a TIA)

## STAFF ANALYSIS

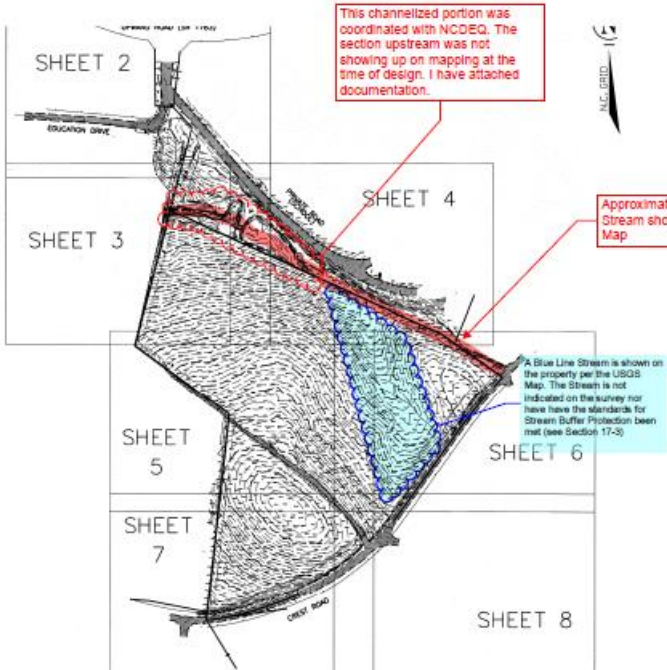
### Zoning Compliance:

Based on the review by staff, the submitted preliminary site plan for the Asheville Army Reserve Center meets the Zoning Ordinance standards established for Industrial Zoning (Section 5-12) and Preliminary Site Plan Review (Section 7-3-3.2) with the noted exceptions. As a Federally funded project, compliance with local zoning is strictly voluntary.

EXHIBIT A



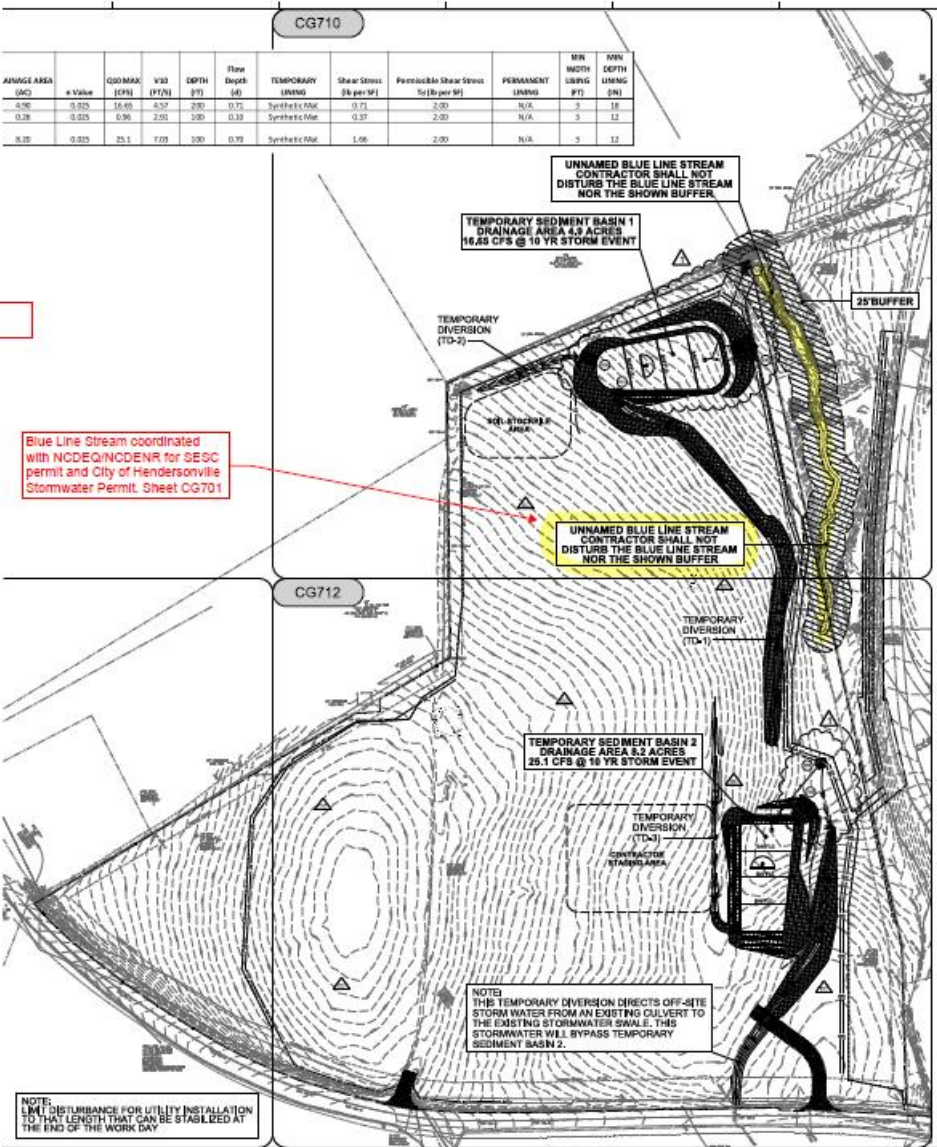
No Blue Line Shown at this location



This channelized portion was coordinated with NCDEQ. The section upstream was not showing up on mapping at the time of design. I have attached documentation.

Approximate location of Blue Line Stream shown on latest USGS Map

A Blue Line Stream is shown on the property per the USGS Map. The Stream is not indicated on the survey nor have we the standards for Stream Buffer Protection been met (see Section 17-3)



CG710									
APPROX AREA (AC)	n Value	QSD MAX (CFS)	V30 (FT/HR)	DEPTH (FT)	Flow Depth (ft)	TEMPORARY (UNNO)	Shear Stress (lb per sq ft)	Permissible Shear Stress (lb per sq ft)	PERMANENT (UNNO)
4.30	0.025	16.45	6.52	2.00	0.71	Synthetic Map	0.71	2.00	N/A
0.18	0.025	0.96	2.50	2.00	0.33	Synthetic Map	0.33	2.00	N/A
5.10	0.025	25.1	7.03	2.00	0.79	Synthetic Map	1.06	2.00	N/A

UNNAMED BLUE LINE STREAM CONTRACTOR SHALL NOT DISTURB THE BLUE LINE STREAM NOR THE SHOWN BUFFER

TEMPORARY SEDIMENT BASIN 1 DRAINAGE AREA 4.3 ACRES 16.45 CFS @ 10 YR STORM EVENT

TEMPORARY DIVERSION (TD-2)

UNNAMED BLUE LINE STREAM CONTRACTOR SHALL NOT DISTURB THE BLUE LINE STREAM NOR THE SHOWN BUFFER

TEMPORARY DIVERSION (TD-1)

TEMPORARY SEDIMENT BASIN 2 DRAINAGE AREA 4.3 ACRES 25.1 CFS @ 10 YR STORM EVENT

TEMPORARY DIVERSION (TD-3)

NOTE: THIS TEMPORARY DIVERSION DIRECTS OFF-SITE STORM WATER FROM AN EXISTING CULVERT TO THE EXISTING STORMWATER SWALE. THIS STORMWATER WILL BYPASS TEMPORARY SEDIMENT BASIN 2.

NOTE: DISTURBANCE FOR UTILITY INSTALLATION TO THAT LENGTH THAT CAN BE STABILIZED AT THE END OF THE WORK DAY