

PRELIMINARY SITE PLAN REVIEW-ESTRADA & SONS EXPANSION (A23-32-SPR)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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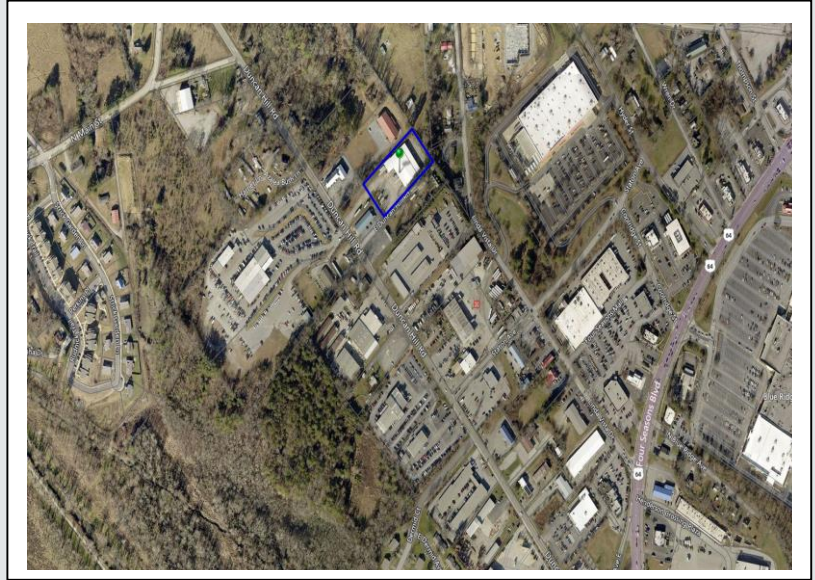
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PROJECT SUMMARY

- Project Name & Case #:
 - Estrada & Sons Expansion
 - A23-32-SPR
- Applicant & Property Owner:
 - Estrada & Sons, LLC [Applicant and Owner]
- Property Address:
 - 620 Duncan Hill Road
- Project Acreage:
 - 1.82 Acres
- Parcel Identification (PIN):
 - 9579-05-1268
- Parcel Zoning:
 - C-3 Highway Business
- Future Land Use Designation:
 - High Intensity Neighborhood
- Requested Uses:
 - Wholesale Business
- Type of Review:
 - **Administrative**- Decisions made in the implementation, administration, or enforcement of the Zoning Ordinance that involve the determination of facts and the application of objective standards set forth in the Zoning Ordinance.



SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for preliminary site plan review from Salvador Estrada of Estrada & Sons LLC. The applicant is proposing to construct a 4,000 square foot addition onto the existing 20,473 square foot business.

The proposed site plan shows an 80' by 50' addition onto the rear of the existing structure at 620 Duncan Hill Road. The proposed addition is proposed to be 18' in height.

Due to this development exceeding the threshold of 20,000 square feet, the project is required to go through preliminary site plan review as defined in Chapter 7 of the zoning ordinance.

Since this project does not exceed the 50,000 square foot trigger that requires a rezoning to a conditional zoning district, the project will be developed in accordance with the underlying C-3 zoning.

PRELIMINARY SITE PLAN REVIEW GUIDELINES

Review of Preliminary Site Plans

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:

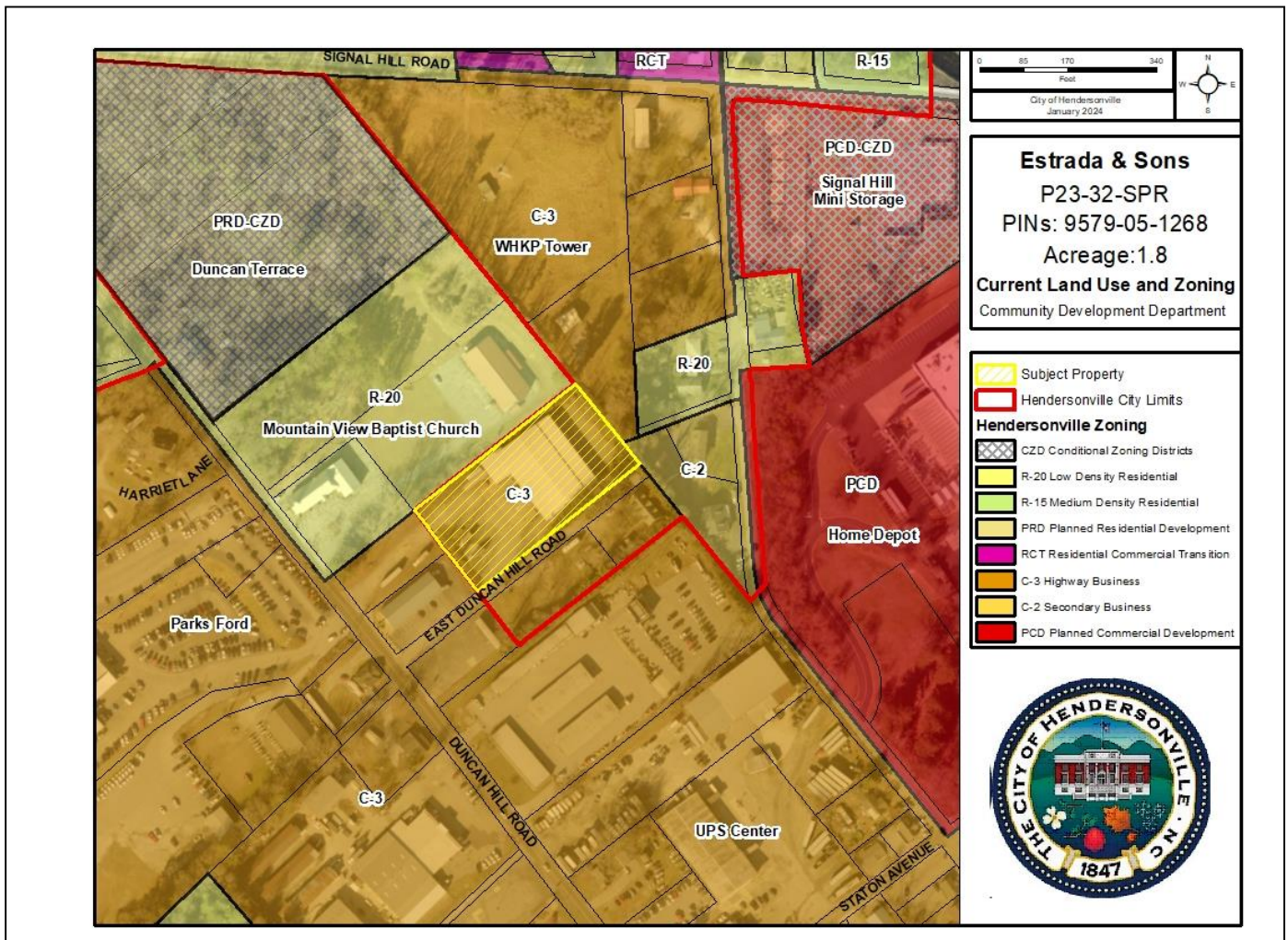
- Any commercial, industrial or institutional development consisting of more than 20,000 square feet of floor area.
- Addition of more than 30 parking spaces.
- Any Minor Planned Residential Development consisting of 9 or more dwelling units.

An application for preliminary site plan approval shall not be approved unless the planning board determines that the application and final site plan demonstrate compliance with this ordinance, including the provisions of section 7-11 below, and other applicable regulations.

The planning board may impose such reasonable conditions on an approval as will ensure such compliance with this ordinance.

Approval of a preliminary site plan shall 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 an application and final site plans meeting the requirements of 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 shall have two years from the date of such approval to obtain final site plan approval.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is zoned C-3 Highway Business and contains an existing wholesale business. There are various zoning districts and uses surrounding the subject property. Parcels to the east are zoned C-3 Highway Business, C-2 Secondary Business, R-20 Low Density Residential and PCD, Planned Commercial Development. All adjacent parcels to the east contain commercial uses. Parcels to the south are zoned C-3. This area contains the highway business uses associated with the Four Seasons commercial corridor. This area also contains other shipping and receiving uses including the UPS center. Parcels to the west are zoned C-3 and contains Parks Ford. Parcels to the north are zoned R-20 Low Density Residential and PRDCZD. The R-20 zoned parcels contain the Mountain View Baptist Church. This project is required to buffer their use from this adjacent use. Further north from the subject property is the Duncan Terrace Apartment project approved by City Council. There is currently no land disturbance or construction occurring for Duncan Terrace, but final site plans have been submitted to the City.

SITE IMAGES



View of the front of the Estrada and Son's existing building.



View of the sites access (E. Duncan Hill Road)

SITE IMAGES



View of the rear of the building where the addition is proposed.



View of existing mature buffer on the rear of the property.

PROPOSED DEVELOPMENT DETAILS

- **Proposed Use: Wholesale Business**
 - 24,473 square feet (total)
 - 4,000 square feet (proposed)
 - 20,473 square feet (existing)
 - Proposed Height: 18'
- **Site:**
 - 1.82 Acres
 - No floodplain is present on the site.
 - No steep slopes are present on the site.
 - No Blue line streams are present on the site.
- **Streets/ Access**
 - The site is proposed to continue to use its existing access off of E. Duncan Hill Road, a privately maintained road.
- **Parking**
 - Wholesale & industrial: 1 per each 2 employees at maximum employment on a single shift
 - Required: 5 parking spaces (10 employees max)
 - Currently proposed: 10 Parking spaces (7 new and 3 existing).
 - The existing parking spaces at the rear of the property may need to be reconfigured to be brought into the current dimensional requirements. This can be done at final site plan. The development meets the parking requirements without these existing spaces.
- **Landscaping**
 - The proposed development will provide a type A buffer between themselves and the church property to the northwest.
 - Type A buffers require:
 - 3 broadleaf canopy trees
 - 20 evergreen shrubs (4-foot centers)
 - 25 flowering shrubs
 - No existing trees are proposed to be removed.
- **Public Utilities**
 - The site will be served by City of Hendersonville Water and Sewer.

OUTSTANDING PRELIMINARY SITE PLAN COMMENTS

COMMUNITY DEVELOPMENT

Site Plan Comments:

The preliminary site plan accompanying this petition meets the standards established by the Zoning Ordinance for developments in the C-3 Highway Business Zoning District (5-8), and Preliminary Site Plan (7-3-3) with the following exceptions:

- None

CITY ENGINEER

Preliminary Site Plan Comments:

- None

WATER / SEWER

Preliminary Site Plan Comments:

- None

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 use and square footage does not trigger a TIA (1,000 daily trips, 100 peak hour) ** Sometimes ITE does not provide a rate or equation to calculate daily trips. In these cases, you multiply the PM peak hour by a factor of 10. For the Estrada and Sons Expansion it would be 430 daily trips anticipated. **

Trip Generation									
Land Use	Intensity	Units	Daily	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Retail Land Uses			0	13	9	4	43	23	20
860 - Wholesale Market	24.5	PKSP	0	13	9	4	43	23	20
Subtotal			0	13	9	4	43	23	20
Internal Capture			0	0	0	0	0	0	0
Pass-By			0	0	0	0	0	0	0
Total Net New External Trips			0	13	9	4	43	23	20

STAFF ANALYSIS

Zoning Compliance:

Based on the review by staff, the submitted preliminary site plan for the Estrada & Sons Expansion Project meets the Zoning Ordinance standards established for commercial projects within the C-3 Highway Business District and Preliminary Site Plan Review (Section 7-3-3.2).