

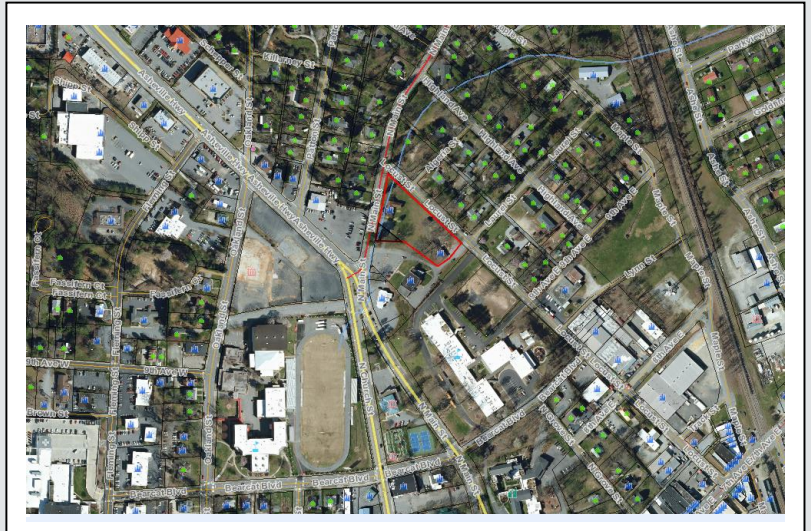
STANDARD REZONING: EDWARDS PARK (P22-52-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - Edwards Park
 - P22-52-RZO
- Applicant & Property Owner:
 - City of Hendersonville [Applicant]
 - Hendersonville Board of Education [Owner]
- Property Address:
 - 1001 N Main St
- Project Acreage:
 - 1.47 Acres Total Parcel
 - 0.10 Acres to be rezoned
- Parcel Identification (PIN):
 - 9569-70-5860
- Current Parcel Zoning:
 - R-6
 - C-3
- Proposed Zoning District:
 - R-6
- Future Land Use Designation:
 - Natural Resource / Agricultural



SITE VICINITY MAP

The City of Hendersonville is initiating a rezoning for a remnant of property zoned C-3 on a parcel (PIN: 9569-70-5860) owned by the Hendersonville Board of Education. The parcel is split zoned R-6 & C-3. The total parcel is 1.47 acres. The portion currently zoned R-6 makes up approximately 93% of property. The remaining 1/10th of an acre is zoned C-3. An exempt subdivision occurred involving the subject property on September 3, 2021 which reduced the size of the parcel and reduced the portion zoned C-3. The proposed rezoning would eliminate the split zoning making the entire parcel R-6, High Density Residential. This would be considered a downzoning and would change the dimensional requirements as follows:

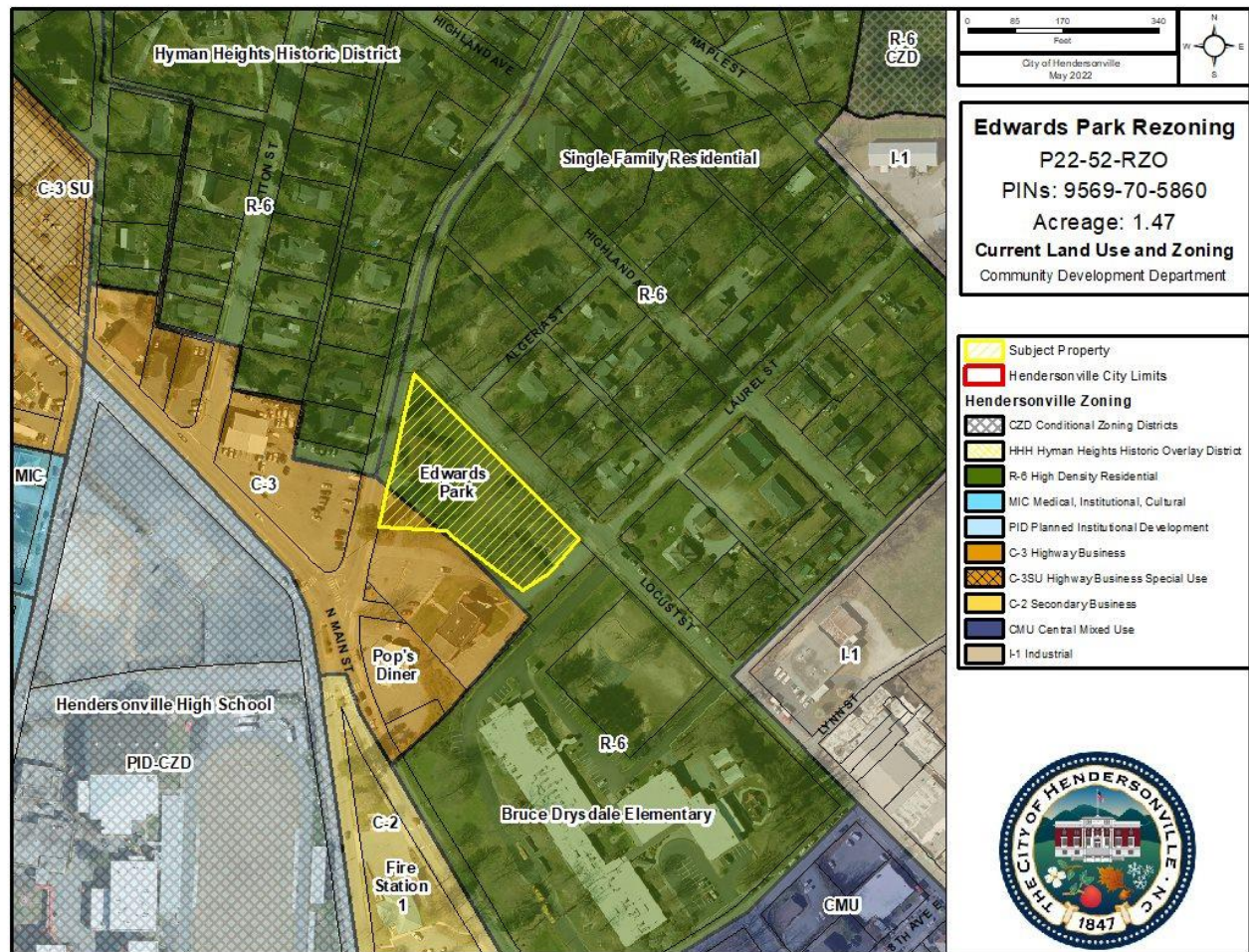
C-3 (non-residential) C-3 (residential)

Front:	35'	20'
Side:	15'	8'
Rear:	20	10'

R-6

Front:	20'
Side:	8'
Rear:	10'

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property currently serves as a portion of Edwards Park. The property is split zoned R-6 and C-3.

The R-6 zoning extends south covering Bruce Drysdale Elementary School and to the northwest, northeast and east covering the historic residential areas of Hyman Heights (Local Historic District) and Cold Spring Park (National Register Historic District).

The C-3 Zoning extends northwest along Asheville Highway from the intersection with N. Main St. C-2 Zoning is found at the southern corner of N. Main St and Asheville Hwy at the location of Fire Station 1.

Planned Institutional Development zoning is located on the parcels that make up Hendersonville High School.

SITE IMAGES



View looking northeast along N. Main St



View of existing conditions at center of site

SITE IMAGES



View of existing conditions including Scout Huts. Facing north towards the VFW building



View of additional Scout Huts on the property. View from Locust St.

SITE IMAGES



View of Scout Huts facing towards N. Main St

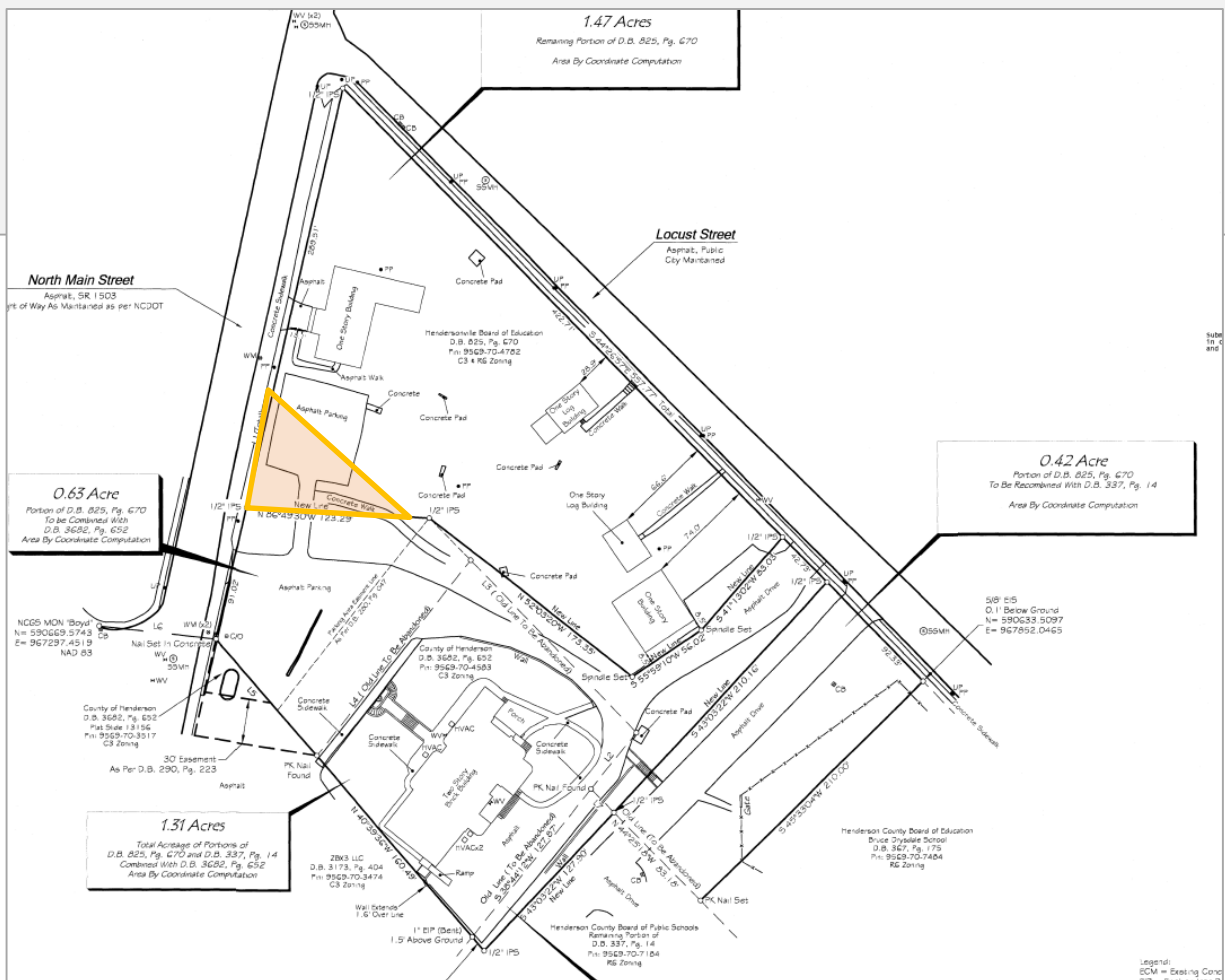


View of center of site facing intersection of N. Main & Asheville Hwy / Hendersonville High School

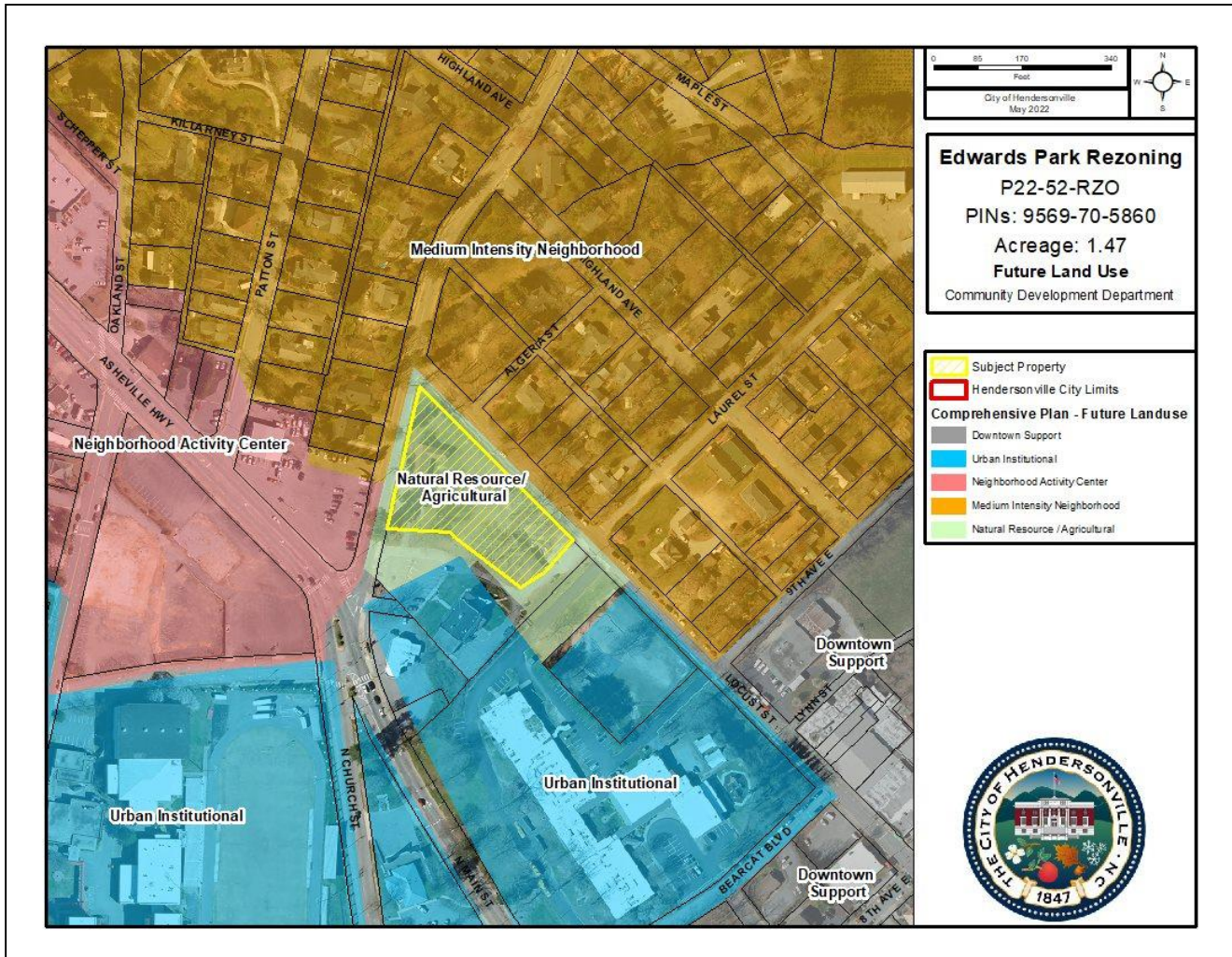
REZONING HISTORY

Prior Rezoning	Summary of Prior Petition	Status
N/A	N/A	N/A

- No information is known about the prior zoning on the property
- An exempt subdivision occurred on the subject property in September 2021. This reduced the amount of land associated with the subject property and increased the land associated with the VFW building. The parcel with the VFW building now includes the parking lot area fronting on N. Main St as well as access to Locust St. The subdivision reduced the amount of land zoned C-3 on the subject property but a remnant of C-3 remains (shown in orange below).



FUTURE LAND USE



City of Hendersonville Future Land Use Map

The subject property is designated as Natural / Agricultural Resource. This future land use designation is recommended to accommodate open space, agricultural uses, flood storage/stormwater facilities, and recreational amenities.

The subject parcel is adjacent to Medium Intensity Neighborhood to the north, northwest, and east; Neighborhood Activity Center to the west; and Urban Institutional to the south.

Properties designated as Downtown Support are in close proximity.

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY

<p>Future Land Use</p>	<p>The subject property is designated as Natural Resource / Agricultural Area on the City’s <i>Future Land Use Map</i>.</p> <p>Goal LU-4. Natural Resource/Agricultural Areas: <i>Create an interconnected network of green infrastructure that preserves environmentally sensitive areas, protects water resources through low-impact stormwater management, provides floodwater storage, provides community open space and recreational opportunities, and preserves agricultural resources. [CONSISTENT]</i></p> <hr/> <p>Strategy LU-4.2. <i>Primary recommended land uses:</i></p> <ul style="list-style-type: none"> • <i>Open space</i> • <i>Recreational amenities [CONSISTENT]</i> • <i>Low-impact stormwater management facilities</i> • <i>Flood storage [CONSISTENT]</i> • <i>Agricultural uses</i>
<p>Land Use & Development</p>	<p>The <i>Growth Management Map</i> list the subject property as Natural Resource/Agricultural Area: “Areas in which the City should discourage development and promote the preservation of environmentally sensitive features and agricultural resources.” [CONSISTENT]</p> <hr/> <p>Due to previous development of the site, the subject property is <u>not</u> listed as a Development Opportunity in the <i>Development Framework Map</i>.</p> <hr/> <p>Goal LU-1. <i>Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods.</i></p> <p>Strategy LU-1.2. <i>Enhance areas surrounding infill projects in order to incentivize and leverage the benefits of infill development.</i></p>
<p>Population & Housing</p>	<p>Goal PH-1. <i>Maintain and enhance older neighborhoods so that they retain their value and viability in the face of demographic and market changes.</i></p> <p>Strategy PH-1.5. <i>Maintain and enhance the public space in older neighborhoods.</i></p> <p>Action PH-1.5.4. <i>Develop City-owned property within neighborhoods into neighborhood parks.</i></p> <p>Action PH-1.5.5. <i>Seek opportunities to acquire additional property for future parks.</i></p>

Natural & Environmental Resources	Strategy NR-1.2. Protect land adjacent to streams in order to protect water quality, reduce erosion, and protect wildlife habitat.
Cultural & Historic Resources	Strategy CR-1.4. Design the public realm to complement historic architecture through features such as uniquely designed signage and street furniture.
	Strategy CR-2.1. Incorporate interpretive and promotional elements within historic neighborhoods that educate citizens and visitors about Hendersonville's rich history
Community Facilities	Goal CF-1. Maximize the utilization of community facilities as community focal points in order to promote sound stewardship of taxpayer dollars and afford increased quality in facilities. Strategy CF-1.1. Encourage co-location of new community facilities. Strategy CF-1.2. Continue to encourage joint use of existing community facilities, as well as usage of these facilities by community organizations. Strategy CF-1.3. Encourage location of community facilities in mixed-use community centers with excellent multimodal access
	Strategy CF-3.1. Balance investment in new park space and amenities with anticipated maintenance resources.
	Strategy CF-4.1. Create a strong theme and brand for parks in order to increase their awareness and visibility
	Goal CF-5. Expand and adjust park amenities to match community needs and expectations. Strategy CF-5.2. Evaluate park facilities to determine usage and redesign or replace underutilized facilities. Strategy CF-5.4. Develop detailed recommendations for new park acquisitions, improvements to existing parkland, and replacement of underutilized equipment. Strategy CF-5.5. Ensure that new parks are designed as safe environments for users.
	Goal CF-6. Encourage that a park and/or accessible open space are available within a ten-minute walk of each neighborhood. Strategy CF-6.2. Develop existing City-owned vacant parcels within existing neighborhoods into pocket parks and gathering places
Water Resources	Strategy WR-2.3. Enable and encourage Low-Impact Development practices in stormwater management.
Transportation & Circulation	No Goals, Strategies or Actions directly applicable to this petition

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 proposed R-6 zoning would expand existing R-6 zoning to a remnant of the subject property zoned C-3. The subject property is publicly-owned and the R-6 zoning would permit the existing use of 'park'.
Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	The Fire Station I location across from the subject property between N. Main St and N. Church St is being utilized for an expansion of fire department facilities. The impact of the expansion calls for a need for additional park facilities in this area of town.
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 expansion of R-6 zoning would permit uses which are in the public interest including parks and neighborhood community centers.
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 is in an urban location that is well served by public facilities.
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 a piped blue line stream that runs along N. Main St on the western edge of the subject property. The stream is daylighted north of Locust St.

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 Future Land Use designation of Natural Resource / Agricultural Area recommends primary uses which are compatible with publicly-owned properties zoned R-6, High Density Residential.

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]

- *R-6 zoning would be an expansion of the primary zoning classification of the subject property*
- *R-6 zoning permits uses which are compatible with surrounding land uses*
- *R-6 zoning contains dimensional standards which are compatible with the surrounding built environment*

DRAFT [Rational for Denial]

- *R-6 zoning would reduce the number of permitted uses on a portion of the subject property*