

Rezoning: Conditional Rezoning- Apple Ridge (P22-08-CZD)

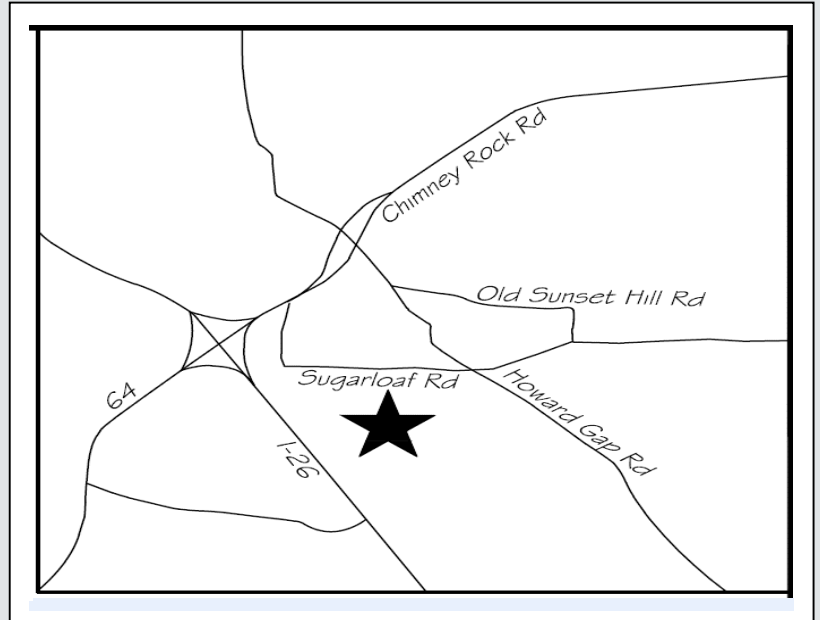
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY	2
EXISTING ZONING & LAND USE	3
SITE IMAGES.....	4
SITE IMAGES.....	5
SITE IMAGES.....	6
FUTURE LAND USE	7
REZONING ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY (ARTICLE 11-4)	8
REZONING ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY (ARTICLE 11-4)	9
REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE 11-4)	10
DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT	11
STAFF SITE PLAN REVIEW – SUMMARY COMMENTS	12
STAFF SITE PLAN REVIEW – OUTSTANDING ISSUES & TECHNICAL REVISIONS	13



PROJECT SUMMARY

- Project Name & Case #:
 - Apple Ridge
 - P22-08-CZD
- Applicant & Property Owner:
 - Housing Assistance Corporation [Applicant]
 - Thomas and Sherry Thompson [Owner]
- Property Address:
 - 524 E. Prince Road
- Project Acreage:
 - 16.90 Acres
- Parcel Identification (PIN):
 - 9579-74-0966
- Current Parcel Zoning:
 - R-15 Medium density Residential
- Future Land Use Designation:
 - Business Center
- Requested Zoning:
 - Planned Residential Development Conditional Zoning District (PRD-CZD)
- Requested Uses:
 - Residential dwelling, multi-family
 - Residential dwelling, single-family
- Neighborhood Compatibility Meeting:
 - January 31st, 2022



SITE VICINITY MAP

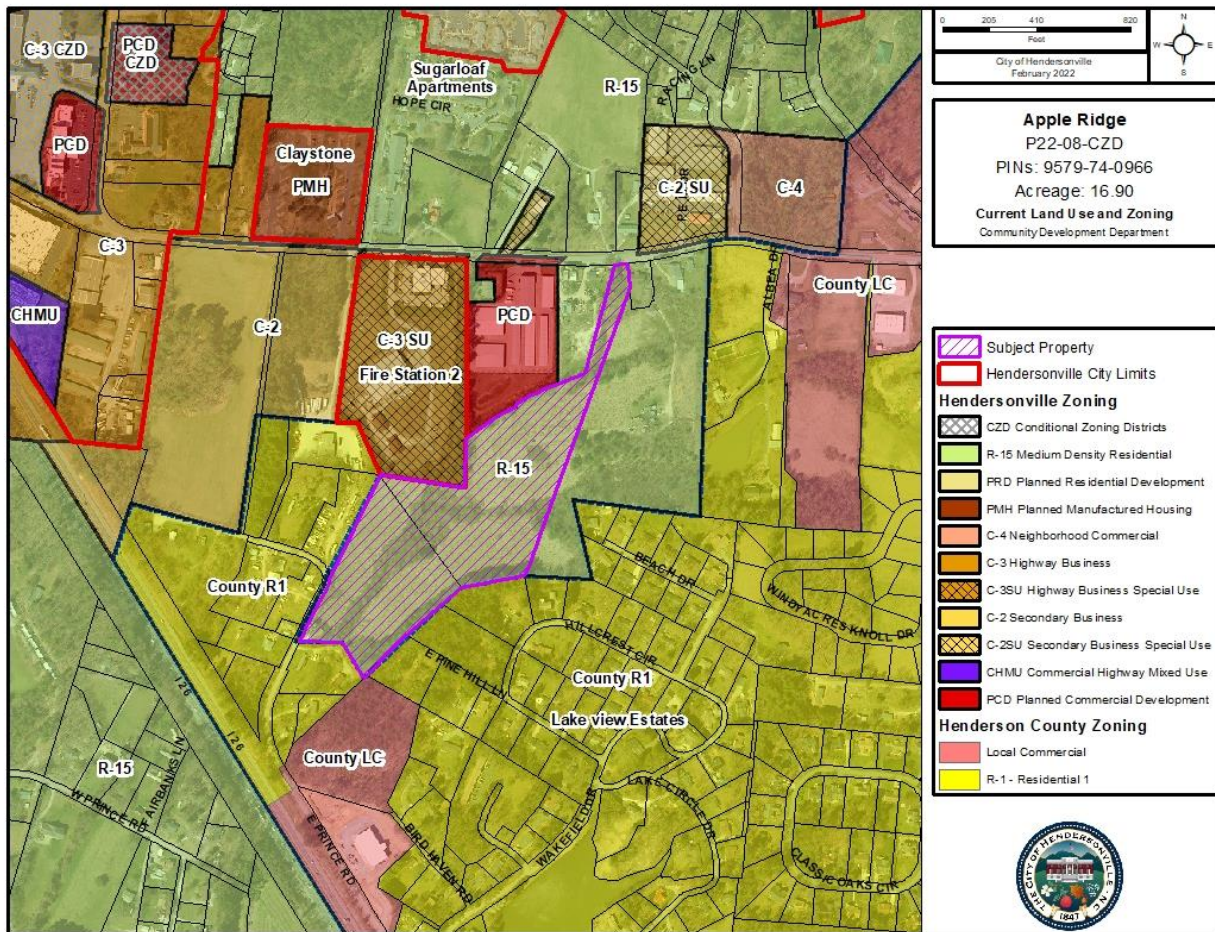
The City of Hendersonville is in receipt of an application for a Conditional Zoning District from The Housing Assistance Corporation, applicant and Thomas H. and Sherry S. Thompson, property owners. The applicants are requesting to rezone the subject property, PIN 9579-74-0966 and located at 524 E. Prince Road, from R-15, Medium Density Residential to PRD CZD, Planned Residential Development Conditional Zoning District for the construction of a multi-family development consisting of 60 apartment units and 20 single-family dwellings on approximately 16.90 acres.

The proposed 80 dwelling on 16.90 acres is a density of 4.73 units per acre. No other uses are proposed to be permitted by the rezoning.

The site plan shows 3 multi-family structures and a club house. This includes 30 3-bedroom units and 30 1- & 2-bedroom units.

The site plan also shows 20 single family lots ranging in size from 0.16 acres to 0.31 acres.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is surrounded by a variety of zoning classifications and uses. The uses range from single family residential to mini warehouses and public facilities.

Parcels to the southeast are zoned Henderson County R-1. This area is comprised of the Lake View Estates neighborhood. This neighborhood consists of mostly single-family residences with some two-family residences mixed in.

Parcels to the west primarily contain commercial uses and zoning classifications. This area contains City of Hendersonville Fire Station # 2, AAA mini-storage, vacant land, and The Cascades Mountain Resort.

Parcels to the north are zoned commercial and residential. This area contains high density residential uses such as the Claystone Manufactured Housing Development and the Sugar Loaf and Sugar Hill apartments.

SITE IMAGES



View looking north. Cleared area depicts the area slated for single family parcels and the cul-de-sac street.



View of one of the blue line streams on the property.

SITE IMAGES



View of where proposed connection to E. Prince Road will occur.



Typical existing vegetated buffer in place between proposed site and adjacent single-family homes.

SITE IMAGES

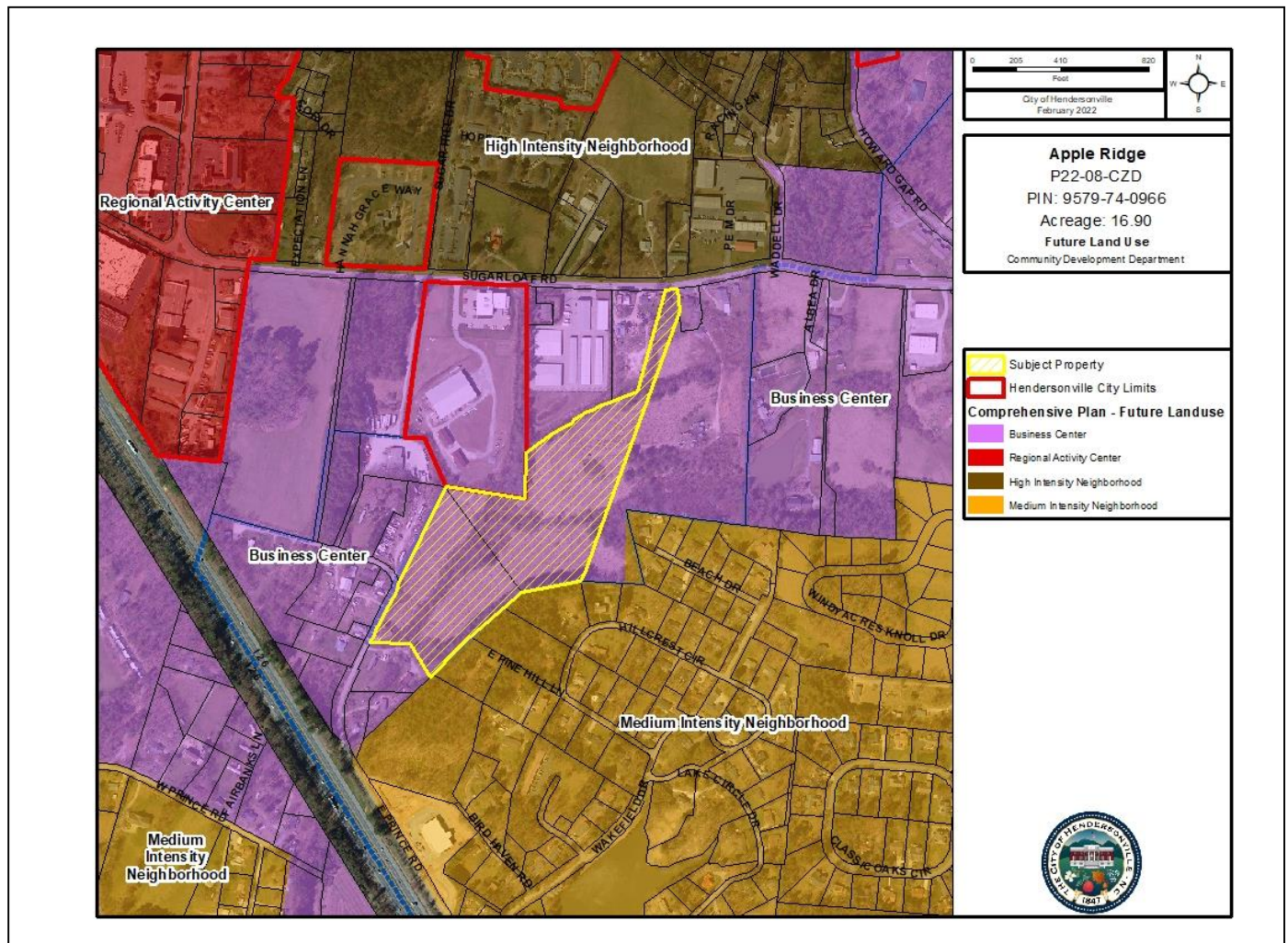


View from east to west looking across the property. Trees shown in the picture follow the stream on site.



General area where building A or C for the multi-family development would be located.

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The site is designated as Business Center due to its large size and proximity to I-26. Business Center is designated for parcels that:

- Front along I-26
- Areas in proximity to Blue Ridge Community College
- Existing, older industrial properties.

Parcels to the east and south are designated as Medium Intensity Neighborhood. This classification represents the Lake View Estates neighborhood that encompasses the majority of this area. Parcels to the north are designated as High Intensity Neighborhood. This area has a mix of uses including commercial, multi-family housing and a manufactured housing development. Parcels to the northwest are designated as Regional Activity Center. This designation reflects the commercial node around the I-26 interchange with US 64/Chimney Rock Road.

COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	<p>Goal LU-13 Business Center: Create an employment corridor along I-26 that supports the growth of Hendersonville as a business destination. Create a campus-like, mixed-use environment that includes office, research, and low-impact industrial uses, as well as supportive retail amenities</p>
	<p>Strategy LU-13.1. Locations: Most of I-26 frontage, Areas around the Blue Ridge Community College, Existing, older industrial properties (Consistent)</p>
	<p>Strategy LU-13.2. Primary recommended land uses: Offices, Research facilities, educational centers (Inconsistent)</p>
	<p>Strategy LU-13.3. Secondary recommended land uses: Multi-family residential (Consistent)</p>
	<p>Strategy LU-13.4. Development guidelines: At least 30% open space in new developments greater than five acres (Consistent) Moderate front setbacks and appropriate landscaping (Consistent) Encouragement of pedestrian connections to multi-use pathways and between uses (consistent)</p>
Land Use & Development	<p>The property is designated as a “Priority Growth Area” on the Growth Management Map (Map 8.3a). “Areas that are considered a high priority for expansion of the ETJ, annexation, and extension of infrastructure and services”. (Consistent)</p>
	<p>The project area is identified as a “development opportunity” in the Comprehensive Plan’s Map 8.2b: Development Framework. This includes vacant land, agricultural land, and single-family residential properties greater than five acres. (Consistent)</p>

COMPREHENSIVE PLAN CONSISTENCY	
Population & Housing	PH-2 Encourage a wide range of housing types and price points in order to meet the diverse and evolving needs of current and future residents, match the housing supply with the local workforce, and promote diverse neighborhoods.
	PH – 2.1 Encourage variation in lot sizes and housing types within new developments.
	PH – 2.2. Encourage provision of affordable housing units in new developments. PH 2.2.1 Require encourage at least 10%of...units sold in a new development to be affordable to people making up to 80% of the area median household income.
	PH-3.1 Establish neighborhood design guidelines that promote safe walkable and bikeable neighborhoods while accommodating the automobile. PH 3.1.1...pedestrian friendly design features; PH 3.1.2...public space features that calm traffic and provide space for pedestrian gathering and circulation.
Natural & Environmental Resources	NR-1.2 Protect land adjacent to streams to protect water quality, reduce erosion and protect wildlife habitat.
	NR-3.2. Enable and encourage Low-Impact Development practices in stormwater management.
Cultural & Historic Resources	N/A- No Goals, Strategies or Actions are directly applicable to this project.
Community Facilities	CF-6.1 Encourage community open-space or play areas in new or redeveloped residential neighborhoods.
Water Resources	WR-2.2. Prevent development of floodplains and stream corridors in order to preserve natural drainage patterns and improve the quality of stormwater runoff.
	WR-2.3. Enable and encourage Low-Impact Development practices in stormwater management.
Transportation & Circulation	TC-3.4 Improve roadways as needed to implement the land use vision and meet level of service requirements. TC-3.4.5 widen and improve existing roadways as indicated on Map 7.3a (includes Sugarloaf)

GENERAL REZONING STANDARDS	
Compatibility	Is the proposed rezoning compatible or incompatible with surrounding uses?
	A mix of commercial and residential uses are found in the immediate area. Single family residential and multi-family residential are both found near the proposed project area.
Changed Conditions	Highlight any changed conditions, on surrounding property, etc. that suggest a rezoning is appropriate.
	The city has a desperate need for affordable housing. This development provides two different forms of affordable housing.
Public Interest	Are there public interests or benefits that would be derived for the greater population from the rezoning?
	The addition of 20 single-family homes and 60 apartment units will fill a need for additional housing stock in Hendersonville.
Public Facilities	Are there public facilities that can support the proposed rezoning, water, wastewater, fire and police, schools, and transportation?
	They will be constructing a street that meets the City of Hendersonville requirements for a public street.
	The Water & Sewer department has received an availability request and has indicated there are adequate facilities in the area to serve the development.
Effect on Natural Environment	Would the proposed amendment result in “significantly adverse impacts” on the natural environment?
	Site is currently a greenfield, new development reflects a significant increase in impervious surfaces.
	The site plan shows preservation of mature trees along the blue line streams. The site plan also shows preservation of the 50’ stream buffer.
	The site currently has 147 trees 12” or greater DBH on site. The developer is proposing to remove 47 trees and retain 100 trees 12” or greater DBH. The applicants are also proposing to plant 65 new trees.

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 Business Center designation calls for multi-family as a secondary recommended land use and the proposed site plan aligns with some of the development guidelines under strategy LU 13.4.

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 development addresses the need for affordable housing (PH-2.2).*
- *The addition of multi-family and single-family residential addresses an ongoing supply need and is in keeping with the surrounding land uses.*
- *The development provides two different models of affordable housing.*
- *Multi-family is a secondary recommended land use in Business Center (LU 13.3)*

DRAFT [Rational for Denial]

- *Business Center does not recommend single family as a primary or secondary recommended land use. (LU-13)*

COMMUNITY DEVELOPMENT DEPARTMENT

The site plan accompanying this petition meets the standards established by the Zoning Ordinance for Planned Residential Development (5-14) and Site Plan Review (7-3).

The petition and site plan requests that “residential dwellings, multi-family” and “residential dwellings, single-family” be the permitted uses on site.

The site plan accompanying this petition appears to meet the relevant and applicable standards established by the Subdivision Ordinance. However, if approved the applicants will be required to submit a preliminary plat which will be reviewed by staff and the Planning Board.

The site plan requests the following optional provisions (conditions agreed to by the developer):

- Make one stormwater control measures a stormwater wetland if the soil conditions allow a stormwater wetland. This would have to be determined during the detailed design process.
- Preserve as many 12” or larger canopy trees as possible.
- All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use for a tree credit.
- Require a minimum of 50% of the housing of each phase will meet the need of 80% or less AIM (area median income).

CITY ENGINEER

N/A

FIRE MARSHALL

N/A

STORMWATER ADMINISTRATOR

Require at least 1 Stormwater Control Measure be a stormwater wetland to mitigate the impacts to existing wetlands on site. (Possible Recommended Condition)

FLOODPLAIN ADMINISTRATOR

N/A

TRANSPORTATION ENGINEER

N/A

STAFF SITE PLAN REVIEW - OUTSTANDING ISSUES & TECHNICAL REVISIONS

OUTSTANDING ISSUES (Compliance Required)

Land Use & Development

Population & Housing

- Correct the setback table and setback lines for the single family portion.
[Addressed]

Natural & Environmental Resources

Cultural & Historic Resources

Community Facilities

Water Resources

Transportation

REQUESTED TECHNICAL REVISIONS (Suggested Conditions)

Land Use & Development

Population & Housing

- Require a minimum of 50% of the housing of each phase will meet the need of 80% or less AIM (area median income).

Natural & Environmental Resources

- Preserve as many 12” or larger canopy trees as possible.
- All preserved trees must be protected from construction activities as prescribed in the zoning code 15-4c regardless of use for a tree credit.
- Either through Conserving Carolina or a landscape architect provide and implement a vegetative planting plan that will enhance the existing stream corridors, reduce erosion, provide filtration and infiltration of stormwater from turf managed areas, and enhance wildlife habitat in the 20-foot transition zone along both sides of the streams on the property, in any other areas not within lot lines along the streams, and beyond proposed retaining wall along multi-family units. For this development condition, the Tree Board recommends the use of diverse and appropriate species of native upland and lowland trees, shrubs, and perennial herbaceous plants (including warm season grasses, sedges, and plants important to pollinators).
- Attempt to eradicate invasive plant species throughout the property as listed in the Recommended Landscape Species List for Street Trees and Land Development Projects.
- Require at least 1 Stormwater Control Measure be a stormwater wetland to mitigate the impacts to existing wetlands on site (NR-3.2)

Cultural & Historic Resources

Community Facilities

Water Resources

Transportation