

STANDARD REZONING: SIGNAL HILL RD (P23-06-RZO)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - Signal Hill Rezoning
 - P23-06-RZO
- Applicant & Property Owner:
 - James Koffman/Travis Fowler, First Victory, Inc [Applicant]
 - Barbara L. White/Living Trust [Owner]
- Property Address:
 - Lafolette St, Amazing Grace Lane, Signal Hill Rd.
- Parcel Identification (PIN):
 - 9579-07-6259; 9579-06-5791; 9579-06-7975; 9579-06-8507; 9579-06-8308; & 9579-06-8117
- Project Acreage:
 - 13.01 Acres
- Current Parcel Zoning:
 - R-20 Low Density Residential
- Requested Zoning:
 - R-15 Medium Density Residential
- Future Land Use Designation:
 - High Intensity Neighborhood
 - Medium Intensity Neighborhood

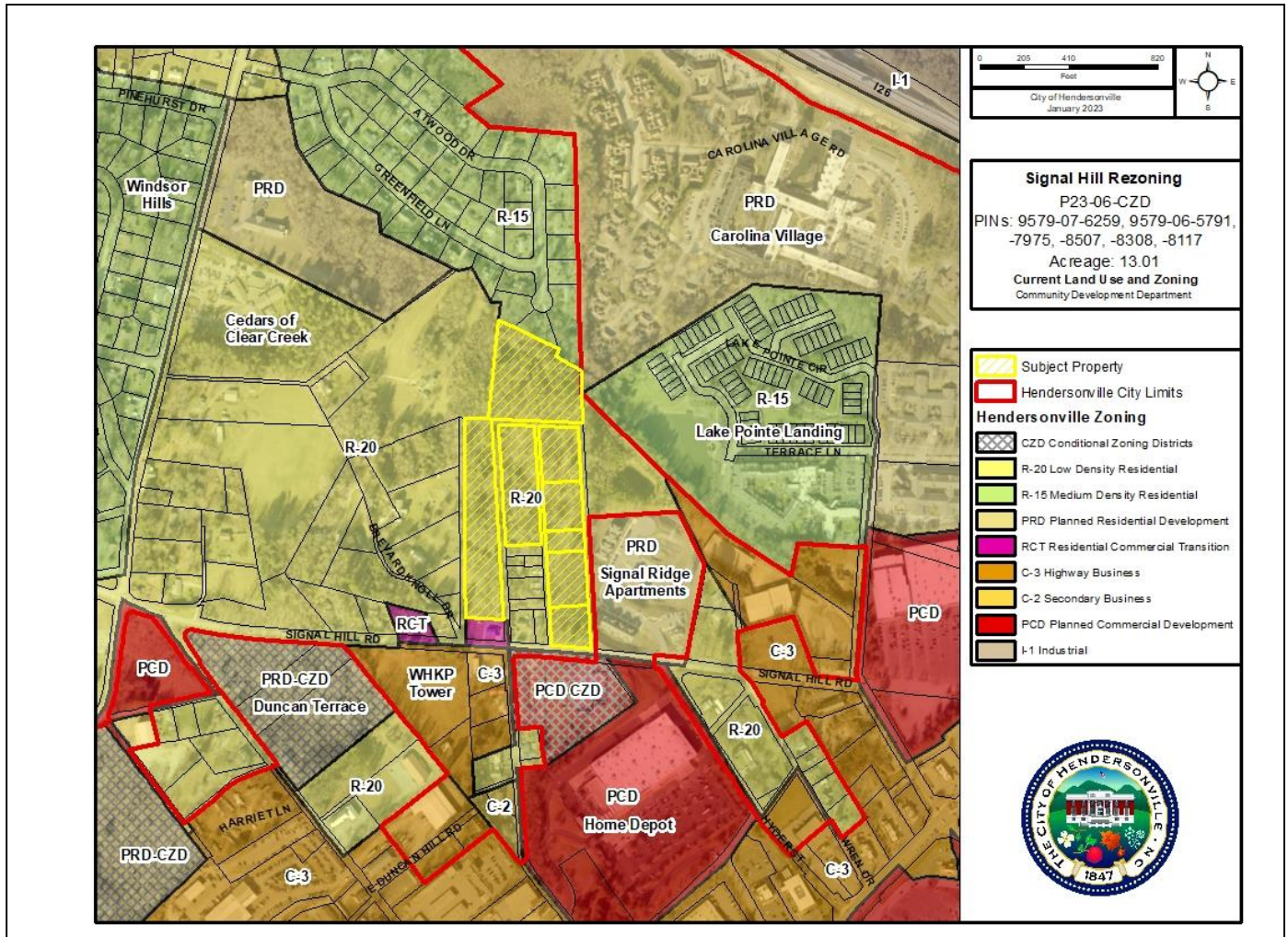


SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for a Standard Rezoning from James Koffman and Travis Fowler of First Victory, Inc, applicant. The applicant is requesting to rezone the subject property (PINs: 9579-07-6259; 9579-06-5791; 9579-06-7975; 9579-06-8507; 9579-06-8308; and 9579-06-8117) totaling 13.01 acres located at Signal Hill Rd and Lafolette St/Amazing Grace Ln, from R-20, Low Density Residential to R-15, Medium Density Residential.

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the R-15 district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The area around the subject property contains a wide range of uses from agriculture and low density residential to multi-family apartments to big box retailers. The Subject parcel is zoned R-20. As are the adjacent parcels to the west that are located north of Signal Hill and east of Clear Creek Rd. Further west of the subject property, at the corner of Signal Hill Rd and Duncan Hill Rd, are the parcels approved for the Duncan Terrace multi-family project. Once constructed, this PRD project will provide 25% of the units to those with incomes at 80-% of the Area Median Income or less. A final site plan has not been approved for this project.

The parcel abutting the subject property to the east is Signal Ridge Apartments. This multi-family, low-income housing tax credit (LIHTC) development is zoned PRD and contains 60 units.

Across Signal Hill Rd from the subject property are commercial zoning districts including C-3 and PCD. These districts include uses such as Signal Hill Storage Mini-warehousing, RV dealer, a radio tower and Home Depot.

SITE IMAGES



View along Signal Hill Rd facing east



View of Signal Hill Rd facing west

SITE IMAGES



View of Lafolette St (private drive)



View of Amazing Grace Ln (private drive)

SITE IMAGES

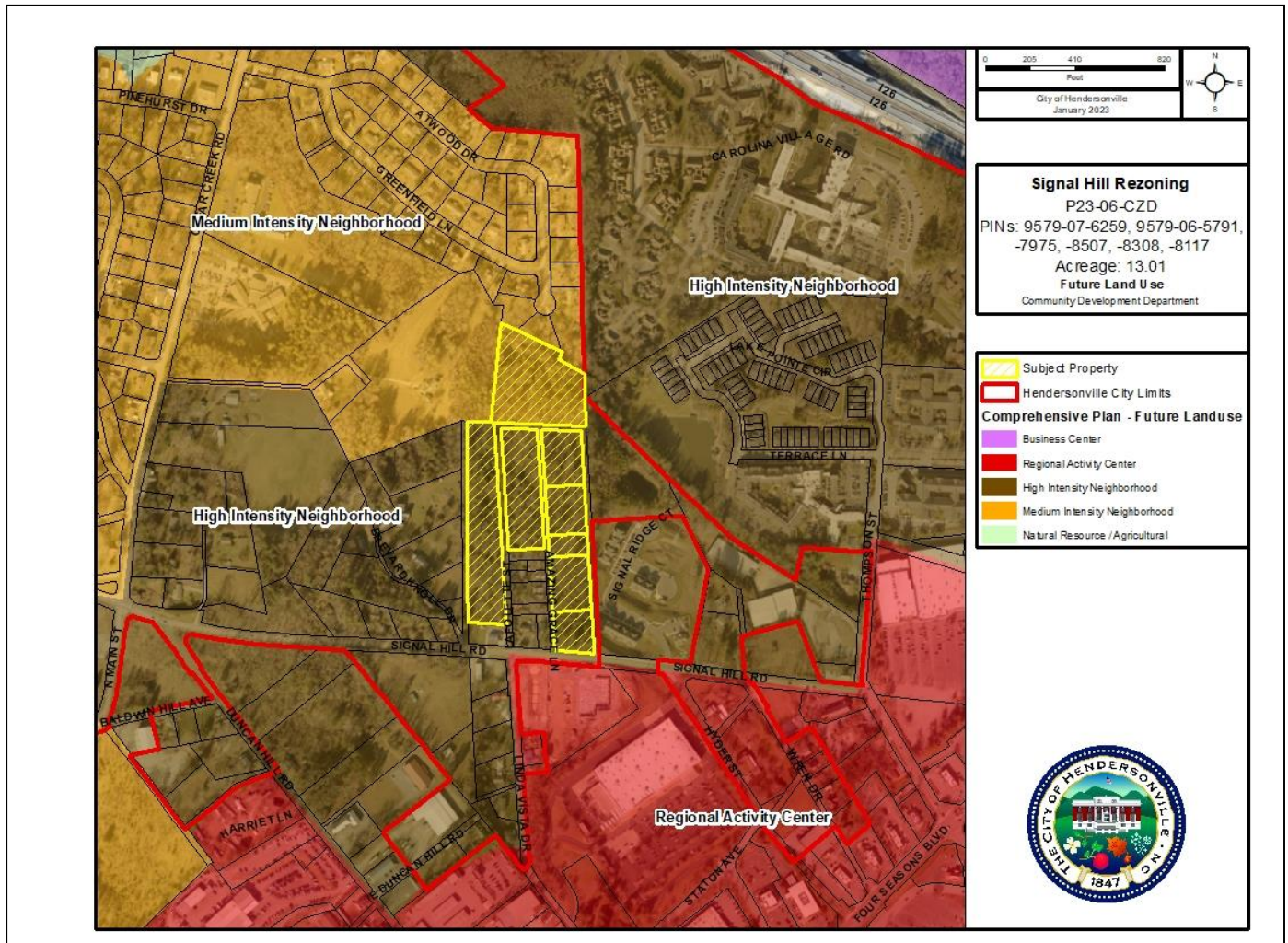


Typical view of existing conditions



View of Signal Ridge Apts from Amazing Grace Ln.

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The 2030 Comprehensive Plan's Future Land Use Map designates most of the subject property as High Intensity Neighborhood. This designation is prevalent for most of the parcels fronting Signal Hill Rd as well as for parcels to the east and northeast of the subject property.

The subject property parcel located furthest from Signal Hill Rd is designated as Medium Intensity Neighborhood. Land further to the west/northwest of the subject property is also designated as Medium Intensity Neighborhood.

Properties to the south of Signal Hill Rd are designated as Regional Activity Center - as are most of the properties in the vicinity of US 64/Four Seasons Boulevard. The subject property is less than ½ mile walk to the Activity Node centered around the intersection of Thompson St & US 64/Four Seasons Blvd.

COMPREHENSIVE PLAN CONSISTENCY

Future Land Use	REAR OF SITE: Goal LU-6 - Medium Intensity Neighborhood: Provide a transition between High and Low-Intensity Neighborhood areas while providing a wide range of housing formats and price points. Promote walkable neighborhood design and compatible infill development in new neighborhoods and as a means of preserving and enhancing existing neighborhoods.
	Strategy LU-6.2 Primary Land Uses: <ul style="list-style-type: none"> • Single Family attached and detached [CONSISTENT] • Open Space [CONSISTENT]
	Strategy LU-6.3 Secondary Land Uses: <ul style="list-style-type: none"> • Limited multi-family residential along roadways designated as Boulevards or Major Throughfares on the Future Land Use Map [CONSISTENT]
	Strategy LU-6.4 Development Guidelines: <ul style="list-style-type: none"> • 2 to 8 Units per gross acre [CONSISTENT ~ R-15 = 3 units per acre] • At least 60% Open Space [LIMITED] • Architectural guidelines to encourage compatibility when different housing types abut one another (e.g. similar building height, massing, roof pitch, and rhythm of windows and façade detailing) [INCONSISTENT] • Encouragement of walkable neighborhood design [INCONSISTENT]
	FRONT OF SITE: Goal LU-7 - High Intensity Neighborhood: Encourage low-maintenance, high density housing that supports Neighborhood and Regional Activity Centers and downtown and provides a transition between commercial and single-family development. Promote walkable neighborhood design that creates attractive and functional roadway corridors and multi-family residential neighborhoods
	Strategy LU-7.1. Locations: <ul style="list-style-type: none"> • Existing or planned high-density housing neighborhoods (greater than eight units per acre) • Priority infill development areas where high-density development is desirable and/or expected, including: • Neighborhoods near Downtown, excluding historic neighborhoods
	Strategy LU-7.2. Primary recommended land uses: <ul style="list-style-type: none"> • Multi-family residential [CONSISTENT]
	Strategy LU-7.4. Development guidelines: <ul style="list-style-type: none"> • Eight or more units per gross acre [INCONSISTENT ~ R-15 = 3 units per acre] • Placement of higher-intensity uses (e.g. office or higher-density residential) close to Boulevards and Major Thoroughfares, and/or adjacent to Neighborhood and Regional Activity Centers [CONSISTENT] • At least 60% open space in new residential developments greater than three acres [INCONSISTENT] • Architectural guidelines to encourage compatibility between different land uses (e.g. similarities in building height, massing, roof pitch, and rhythm of windows and façade detailing) [INCONSISTENT] • Encouragement of walkable neighborhood design [INCONSISTENT]

Land Use & Development	<p><i>Growth Management (Map 8.3a): Designated as a “Priority Infill Area”(front of site near Signal Hill Rd) and “Preservation & Enhancement Area” (rear of site)</i></p> <p><i><u>Priority Infill Area</u> - Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties [CONSISTENT]</i></p> <p><i><u>Preservation/Enhancement Areas</u> - Developed areas in which few significant changes are expected, or undeveloped areas that are not considered a high priority for growth. The City should respond to development or redevelopment in these areas by maintaining and enhancing existing neighborhood character and maintaining consistency with Comprehensive Plan goals and strategies [CONSISTENT]</i></p>
	<p><i>Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods. [CONSISTENT]</i></p>
Population & Housing	<p><i>Strategy PH-1.1 – Promote Compatible infill development...</i></p>
	<p><i>Goal 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.</i></p> <p><i>Strategy 2.3- Allow housing arrangements in existing and new neighborhoods that provide affordable and/or multigenerational housing alternatives in single-family neighborhoods</i></p>
	<p><i>Goal PH-3 – Promote safe and walkable neighborhoods.</i></p> <p><i>Strategy PH-3.2 - Encourage mixed land use patterns that place residents within walking distance of services.</i></p>
Natural & Environmental Resources	<p><i>Goal NR-1 - Preserve environmentally sensitive areas in order to protect life and property from natural hazards, protect water resources, and preserve natural habitat.</i></p> <p><i>Strategy NR 1.2- Protect land adjacent to streams in order to protect water quality, reduce erosion, and protect wildlife habitat</i></p> <p><i>Strategy NR 1.3- Encourage restoration of natural habitat and drainage patterns in developed areas.</i></p>
	<p><i>Strategy NR-2.1. Encourage clustered development that preserves open space while allowing a return on investment.</i></p>
Cultural & Historic Resources	<p><i>No Goals, Strategies, or Actions are directly applicable to this project.</i></p>
Community Facilities	<p><i>No Goals, Strategies, or Actions are directly applicable to this project.</i></p>
Water Resources	<p><i>Strategy 2.2-Prevent development of floodplains and stream corridors in order to preserve natural drainage patterns and improve the quality of stormwater runoff.</i></p>
Transportation & Circulation	<p><i>A “Potential Minor Thoroughfare” is designated on Map 7.3a at the rear of the subject property. Signal Hill Rd is designated as a Local Street according to the map.</i></p>

GENERAL REZONING STANDARDS	
Compatibility	The area around the subject property contains a wide range of uses from agriculture and low density residential to multi-family apartments to big box retailers. The Subject parcel is zoned R-20. As are the adjacent parcels to the west that are located north of Signal Hill and east of Clear Creek Rd. The parcel abutting the subject property to the east is Signal Ridge Apartments a 60-unit, low income housing development. Across Signal Hill Rd are a range of commercial zoning districts and commercial land uses.
Changed Conditions	West of the subject property, at the corner of Signal Hill Rd and Duncan Hill Rd, is the location of the approved Duncan Terrace multi-family project. Once constructed, this PRD project will provide 25% of the units to those with incomes at 80-% of the Area Median Income or less. A final site plan has not been approved for this project.
Public Interest	The rezoning will allow for residential infill development on currently vacant land adjacent to the City limits. Potentially providing additional housing while utilizing existing infrastructure.
Public Facilities	A Water / Sewer Availability Request has not been received for this project. The site will be served by a NCDOT maintained street, which is classified as a “local street” in the comprehensive plan.
Effect on Natural Environment	The property is vacant and features some trees, however most vegetation would be described as invasive and scrubby with primarily pine trees remaining. A small portion of a blue line stream is shown on the property west of Lafolette 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 High Intensity Neighborhood & Medium Intensity Neighborhood designations call for Single Family Residential as a primary land use and the proposed zoning district permits single-family & two-family residential uses.

We 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 proposed zoning district is compatible with the surrounding area because it permits the same land uses as the existing zoning district.*
- *The petition provides for a marginal increase in density in close proximity to a wide range of commercial uses.*
- *The petition would potentially provide additional housing that would utilize existing infrastructure.*
- *The petition creates the opportunity for compatible infill development.*

DRAFT [Rational for Denial]

- *The proposed zoning district is incompatible with the surrounding area because it would have a smaller minimum lot size.*
- *The petition to increase residential density is out of character with the surrounding land uses.*