

REZONING: STANDARD REZONING – 806 SHEPHERD ST (P22-110-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PETITION SUMMARY

- Project Name & Case #:
 - 806 Shepherd St. Conversion
 - P22-110-RZO
- Applicant & Property Owner:
 - David Mayo (Merged Holdings, LLC) [applicant]
 - Diane & James Ward [owners]
- Property Address:
 - 806 Shepherd St.
- Project Acreage:
 - .56 Acres
 - (±24,393.6 Square feet)
- Parcel Identification (PIN):
 - 9578-41-9518
- Current Parcel Zoning:
 - R-15 Medium Density Residential
- Requested Zoning:
 - C-3 Highway Business
- Future Land Use Designation:
 - Neighborhood Activity Center
 - Activity Node
- Roadway Classification
 - Minor Thoroughfare (Shepherd St. – south of parcel)
 - Minor Thoroughfare (Old Spartanburg Rd – east of parcel)



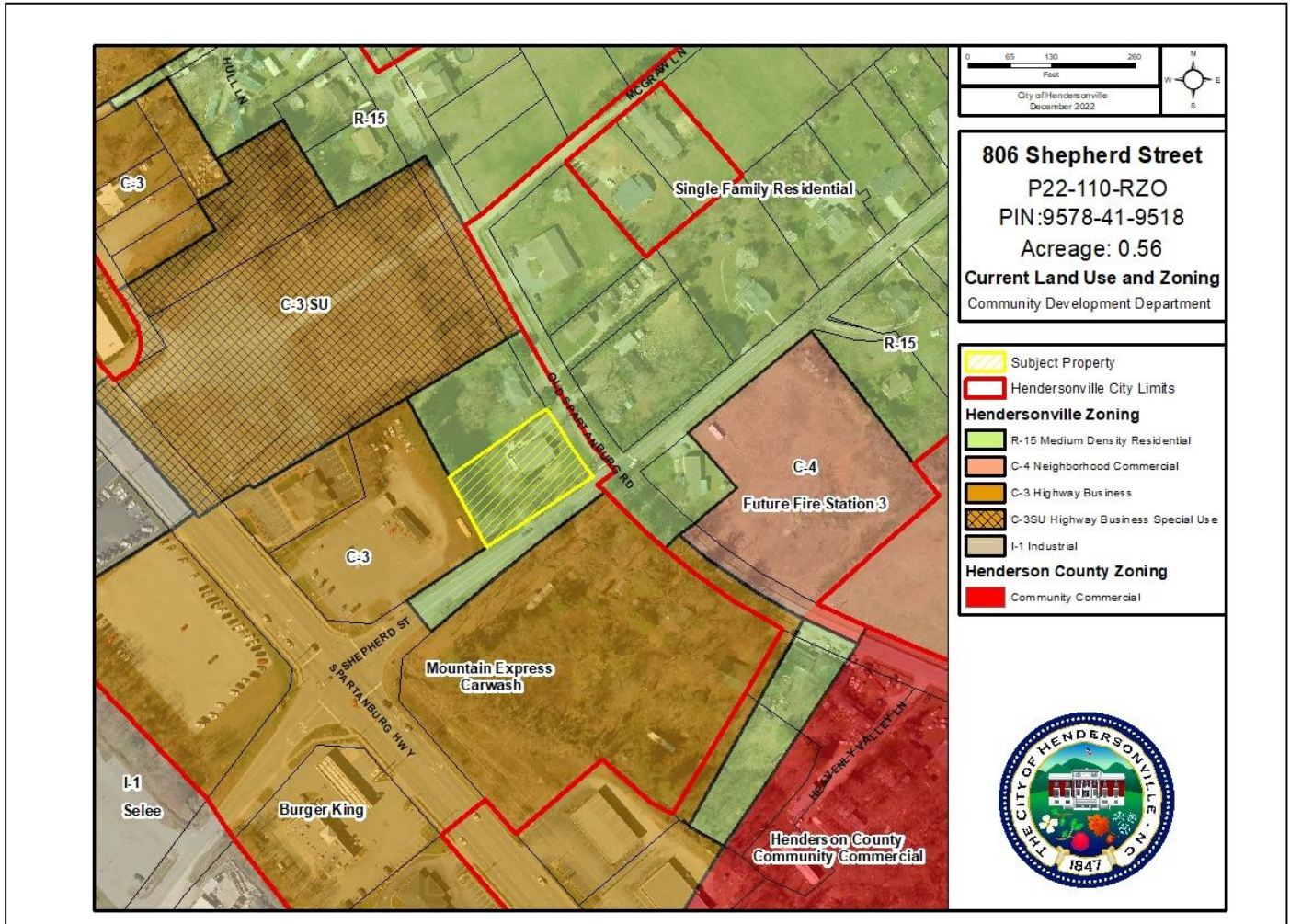
SITE VICINITY MAP

The City is in receipt of a Zoning Map Amendment (Standard Rezoning) application from David Mayo (applicant) and Diane & James Ward (owners). The applicant is requesting to rezone the subject property from R-15 (Medium Density Residential) to C-3 (Highway Business). The subject parcel (PIN 9578-41-9518) is located at the intersection of Shepherd St. and Old Spartanburg Rd and is approximately 0.56 acres in total. The parcel contains an existing structure originally built as a single-family residence.

As a standard rezoning, there will not be a binding site plan, list of uses and/or conditions placed on the site if rezoned. All permitted uses within the C-3 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 two dominant zoning districts in this area are C-3 (Highway Business) and R-15 (Medium Density Residential). C-3 zoning abuts the western property line of the subject property and is also found directly across Shepherd St. to the south of the subject parcel. Some parcels to the northeast are zoned R-15 Medium Density Residential with the abundance of the R-15 district being located to the east / northeast on the opposite side of Old Spartanburg Rd in the ETJ.

Parcels situated between Old Spartanburg Rd (Minor Thoroughfare) and Spartanburg Highway (Major Thoroughfare) contain a mix of commercial and residential uses with some single-family uses located in C-3 zoning districts.

In proximity of the Old Spartanburg Rd / Shepherd St. intersection, a mix of C-3, C-4 and R-15 zoning districts exist. The subject property and the adjacent parcel to the northwest are zoned R-15 and are surrounded by C-3 zoning districts to the north, west, and south with R-15 zoning districts to the northeast directly across Old Spartanburg Rd.

SITE IMAGES



View of subject property from Old Spartanburg Rd facing west



View from subject property facing east across the intersection of Old Spartanburg Rd and Shepherd St.

SITE IMAGES

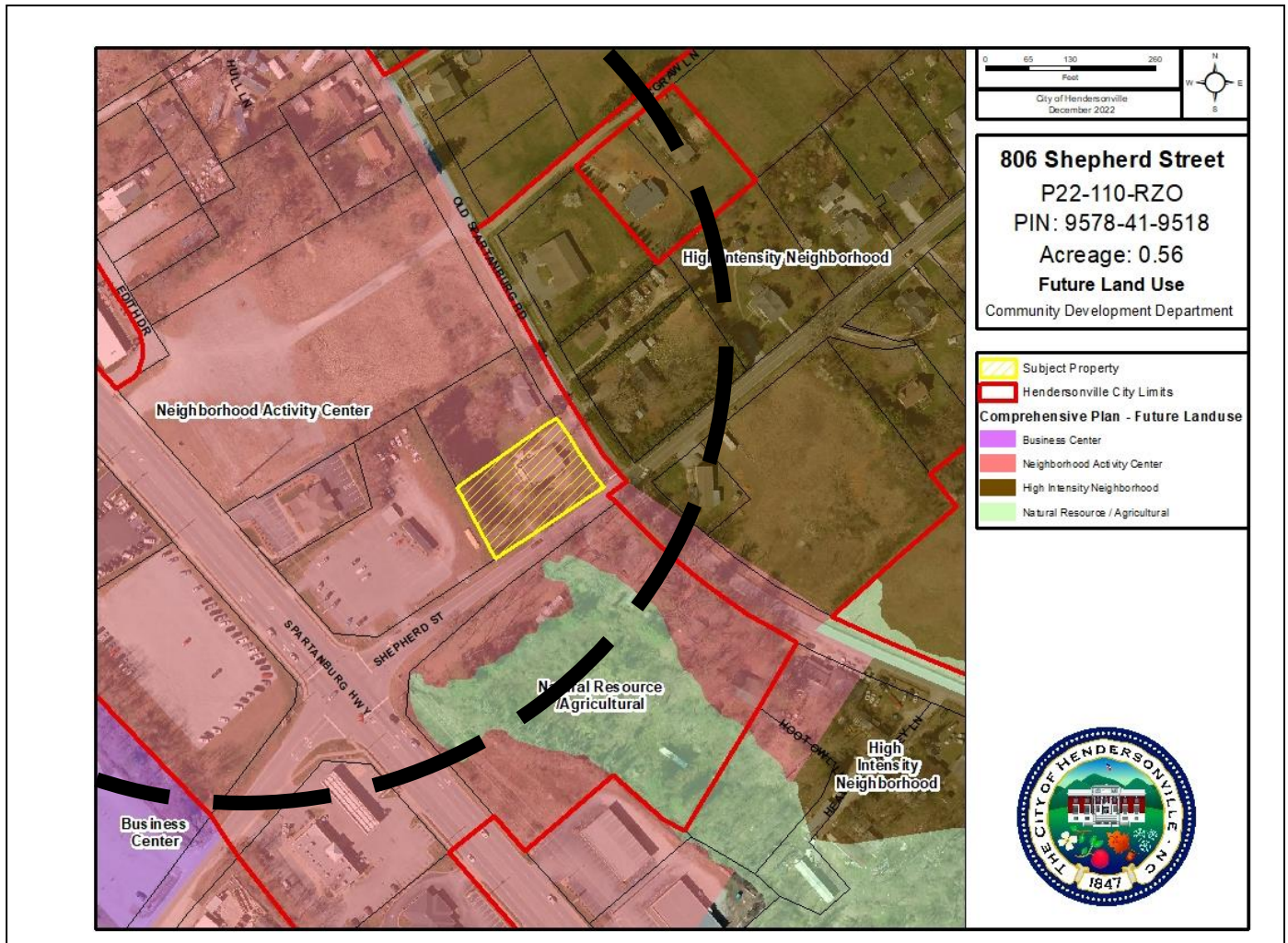


View from subject property from Old Spartanburg Rd facing southwest towards the BP service station at the intersection of Old Spartanburg Rd and Spartanburg Hwy



View of subject property from Shepherd St facing north towards Old Spartanburg Rd

FUTURE LAND USE



City of Hendersonville Future Land Use Map

The 2030 Comprehensive Plan's Future Land Use Map designates this parcel as Neighborhood Activity Center. The subject property is also located in a designated Activity Node. High Intensity Neighborhood is the designation for parcels located to the east of Old Spartanburg Rd.

Spartanburg Highway is designated as a Major Thoroughfare while Old Spartanburg Rd and Shepherd St are each designated as Minor Thoroughfares.

COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	Goal LU-8. Neighborhood Activity Center: Concentrate retail in dense, walkable, mixed-use nodes located at major intersections in order to promote a sense of community and a range of services that enhance the value of Hendersonville's neighborhoods.
	Strategy LU-8.1. Locations: <ul style="list-style-type: none"> Major intersections along existing local commercial corridors (US-25 and US176) [CONSISTENT]
	Strategy LU-8.2 Primary recommended land uses: <ul style="list-style-type: none"> Neighborhood retail sales and services [CONSISTENT]
	Strategy LU 8.3 Secondary recommended land uses: <ul style="list-style-type: none"> Offices [CONSISTENT] Multi-family residential [INCONSISTENT] Live-work units [CONSISTENT] Public and institutional uses [CONSISTENT] Pedestrian amenities (plazas, outdoor seating, etc.) [CONSISTENT] Mixed uses [CONSISTENT]
	Strategy LU-8.4. Development guidelines: <ul style="list-style-type: none"> Minimal parking in front of buildings (no more than one to two rows) along thoroughfares, with remainder of parking located to the side or rear [INCONSISTENT] Encouragement of buildings that are designed at a human scale, maximizing window coverage on ground floors and utilizing façade articulation [INCONSISTENT] Provision of pedestrian connections to parking and other buildings/properties [INCONSISTENT] Activity Nodes: <ul style="list-style-type: none"> Encouragement of multi-story, mixed-use buildings with retail on ground floors and office/residential on upper floors [CONSISTENT] Placement of new buildings close to the street along thoroughfares (less than 20 feet from right-of-way) [INCONSISTENT] Location of all parking to the side or rear of buildings or in a garage encouraged [INCONSISTENT] Improved pedestrian connections to surrounding neighborhoods [INCONSISTENT] Inclusion of traffic calming improvements (described under Strategy TC-1.4 in Chapter 7) with redevelopment projects. [INCONSISTENT]
Land Use & Development	Growth Management: Designated as a "Priority Infill Areas" (Map 8.3a) - Priority Infill Areas (beige): 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]
	Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods. [CONSISTENT] Strategy LU-1.1. Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the "Priority Infill Areas" on Map 8.3a. [CONSISTENT]

COMPREHENSIVE PLAN CONSISTENCY	
Population & Housing	<p><i>Goal PH-1 - Maintain and enhance older neighborhoods so that they retain their value and viability in the face of demographic and market changes</i> Strategy PH-1.1 – Promote Compatible infill development</p>
	<p><i>Goal PH-3 – Promote safe and walkable neighborhoods.</i> Strategy PH-3.2 - Encourage mixed land use patterns that place residents within walking distance of services.</p>
Natural & Environmental Resources	<p>No Goals, Strategies, or Actions are directly applicable to this petition.</p> <p>The subject property is across the street from an area designated as Natural Resource / Agriculture</p>
Cultural & Historic Resources	<p>No Goals, Strategies, or Actions are directly applicable to this petition.</p>
Community Facilities	<p>No Goals, Strategies, or Actions are directly applicable to this petition.</p>
Water Resources	<p>No Goals, Strategies, or Actions are directly applicable to this petition.</p>
Transportation & Circulation	<p>TC-1.1. Encourage mixed-use, pedestrian-friendly development that reduces the need to drive between land uses.</p>

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 subject property as well as the surrounding area is made up of primarily a mix of R-15 and C-3 zoned parcels with some C-4 located in proximity to the subject property. R-15 is primarily located east of Old Spartanburg Rd while the areas west of Old Spartanburg Rd contains a mix of C-3 and R-15. Locating higher intensity zoning districts within Activity Nodes and at key intersections is appropriate.
Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	The parcel already contains a structure originally built as a single-family residence. Recent changes in the area the construction of a commercial carwash at the corner of Shepherd St and Spartanburg Hwy. This parcel includes additional out parcels, not yet slated for development, which are zoned C-3 and extend from Spartanburg Hwy to Old Spartanburg Rd (across from subject property). Additionally, a parcel at the corner of Shepherd St and Old Spartanburg Rd was recently rezoned from R-15 to C-4 Neighborhood Commercial by the City for the placement of a Fire Station.
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 rezoning would allow for a wide range of commercial uses and residential uses at the intersection of two minor thoroughfares.

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 -
	<p>The parcel already contains a structure originally built as a single-family residence. The site has City water. An availability request for sewer has not yet been submitted.</p> <p>The site will be served by two NCDOT maintained streets (Old Spartanburg Rd and Shepherd St.), both of which are classified as “minor thoroughfares” in the comprehensive plan.</p>
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 -
	<p>The parcel already contains an existing structure. There is no blue line stream nor 100-year floodplain on the subject property. However, a 100-year floodplain is located across the street on the property south of Shepherd St. The NC Biodiversity & Wildlife Habitat Assessment data shows this parcel as unrated due to the existing impervious surface on the site.</p>

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 Neighborhood Activity Center designation calls for neighborhood retail sales and services as a primary recommended land use; and office, multi-family and other similar uses as secondary recommended land uses at the location of the subject property.

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 petition allows for increased intensity of uses at the intersection of two minor thoroughfares.*
- *The petition would align with the parcels adjacent to the subject property which are zoned C-3 and located between Old Spartanburg Rd and Spartanburg Hwy.*
- *The petition creates the opportunity for infill development at a greater density / intensity.*
- *The petition promotes walkable neighborhoods by creating mixed land use patterns that place residents within walking distance of services.*

DRAFT [Rational for Denial]

- *The parcel's proximity to R-15 zoning (across Old Spartanburg Rd) necessitates that an increase of intensity/density be accompanied with a binding site plan (CZD) or a district which provides design standards.*