

PRELIMINARY SITE PLAN-SHEETZ UPWARD RD (26-01-SPR)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - Sheetz Upward Rd
 - 26-01-SPR
- Applicant & Property Owner:
 - Jesse Hanlin, Blue Ridge Engineering, PLLC [Applicant]
 - Wes Hall, Sheetz [Applicant]
 - Robert Quattlebaum, Quattlebaum Properties, F LLC [Owner]
- Property Address:
 - 0 Upward Rd
- Project Acreage:
 - 2.65 acres
- Parcel Identification (PIN):
 - 9588-40-7325
- Parcel Zoning:
 - CHMU, Commercial Highway Mixed Use
- Future Land Use Designation:
 - Mixed Use Commercial
- Requested Uses:
 - Convenience Store with Gas Sales
- Type of Review:
 - **Administrative**- Decisions made in the implementation, administration, or enforcement of the Zoning and Subdivision Ordinances that involve the determination of facts and the application of objective standards set forth in the Zoning and Subdivision Ordinances.



SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for site plan review from Quattlebaum Properties, LLC, property owner, and Wes Hall of Sheetz and Jesse Hanlin of Blue Ridge Engineering, applicants. The applicants are proposing to construct a 6,139 sq. ft. convenience store on PIN 9588-40-7325 located on Upward Road at Ballenger Rd on approximately 2.65 acres. The property is currently zoned CHMU, Commercial Highway Mixed Use.

The subject property is the first parcel to be proposed for development out of a larger 16-acre tract and 15-acre tract owned by the same property owner. These adjacent tracts have been graded and have access to public utilities.

The proposed project would establish a southern leg to the intersection of Upward Rd at Ballenger Rd with the creation of a new access street. This street is intended for public dedication to the City of Hendersonville. The remainder of the proposed Sheetz development is private. NCDOT is requiring that future traffic that ties into this intersection from any additional development will be responsible for the construction of a roundabout at Ballenger Rd..

Once Preliminary Site Plan approval is granted, the applicant will be responsible for submitting a Final Site Plan for review. Upon issuance of a Final Site Plan approval, construction of the proposed development may commence.

PRELIMINARY SITE PLAN AND MINOR PRD REVIEW GUIDELINES

Review of Preliminary Site Plans

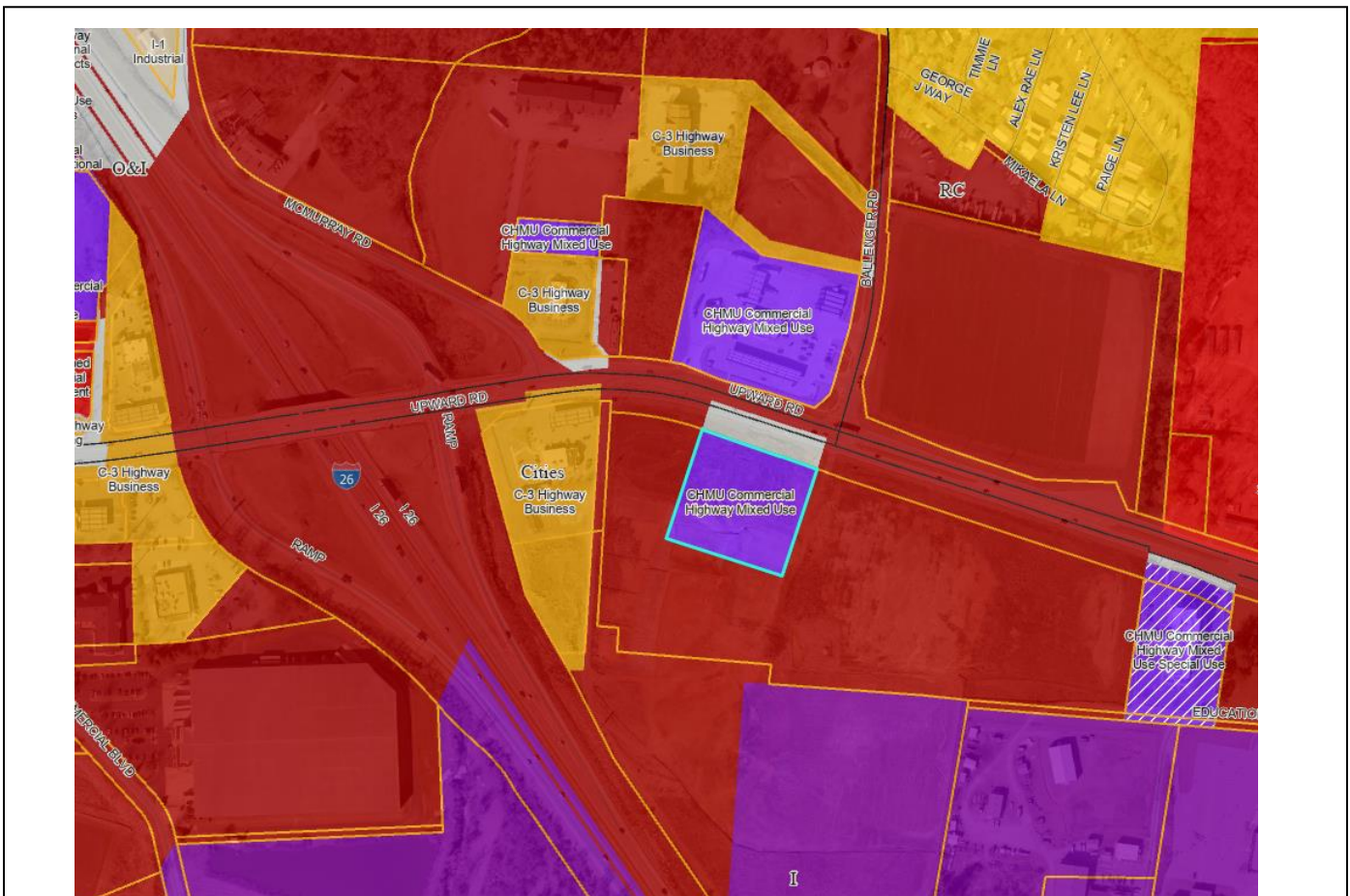
Review of preliminary site plans applies to larger projects where the costs of developing detailed final plans can be substantial. Review of preliminary plans is a function of the Planning Board.

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.

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 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 CHMU as is within the city limits of Hendersonville by way of satellite annexation. CHMU zoning along with C-3 zoning is found elsewhere along the Upward Rd corridor as a result of sporadic annexations. The remaining zoning in the area is under the jurisdiction of Henderson County. Regional Commercial (red) is the most prevalent zoning with Industrial (purple)

SITE IMAGES



View of Site Frontage facing west on Upward Rd from proposed new access road



From Southwest corner of site the property drops off to vacant parcel to the west

SITE IMAGES



View of remaining vacant tract to the south of site



View from site facing east towards additional vacant parcel and existing development in background

PROPOSED DEVELOPMENT DETAILS

- **Proposed Use:**
 - Convenience Store with Gasoline Sales
- **Acres**
 - 2.65 acres
- **Natural Resource**
 - Site has been cleared and graded.
 - Blue Line Stream shown on USGS map will need Jurisdictional Determination or piping
- **Streets**
 - Site Fronts on Upward Rd with new access street tying in to intersection with Ballenger Rd.
 - The site plan proposes a stub-out to adjacent property in the northwest corner of site near Upward Rd.
 - The site plan proposes a Right-In turn off of the proposed access street
 - The site plan proposes a full movement turn near southeastern corner of site.
- **Parking**
 - Required = 31 Spaces
 - Provided = 44 Spaces
- **Sidewalks**
 - The site plan illustrates sidewalks along Upward Rd and the new access street with connections to the building entrance
- **Public Utilities**
 - The site will be served by City of Hendersonville Water and Sewer.
- **Landscaping**
 - Plantings required for vehicle use area (perimeter plantings, planting strip, and street buffer), open space, common space, and street trees for a total of 64 trees and 284 shrubs.

OUTSTANDING PRELIMINARY SITE PLAN COMMENTS

COMMUNITY DEVELOPMENT

Preliminary Site Plan Comments:

The preliminary site plan accompanying this petition meets the standards established by the Zoning Ordinance for Commercial Highway Mixed Use (5-27), General Provisions (Article VI), Landscaping (Article XV), and Preliminary Site Plan (7-3-3) with the exceptions listed below.

Staff has included Conditions for Planning Board to consider that would require the developer to come into compliance with any deficiencies that are not granted a Variance.

Deficiencies:

Article V – Zoning District Standards

1. The Landscaping Plan lacks a note stating that Common Space trees are required to be a minimum of 3” in caliper.
 - Code Reference:
 - 5-27-4.1.1 b) Trees. One tree shall be planted for each 1,000 square feet of common space. Trees shall have a minimum caliper of three to three and one-half inches measured six inches above ground at the time of planting.
2. The required stub-out at northwest of site is shown to be 5’ short of property line and must abut property line.
 - Code References:
 - 5-27-5.2 Vehicular access. It is the intent of these regulations to create interconnectivity between development parcels in order to provide alternative transportation routes to existing thoroughfares. Accordingly, when development parcels have potential to provide access between major arterial roadways and adjoining parcels, developers are encouraged to utilize public streets, rather than private streets or driveways. The regulations contained in this section shall apply to all new development and redevelopment within the district.
 - Sec. 5-27-5.2.4 c) Non-residential developments shall provide one stub-out to each adjoining parcel where, considering topography, land use compatibility and future development or redevelopment potential, it is deemed feasible and appropriate.
3. Corner clearance between Upward Rd and right-in entrance proposed on new access street is 80’. Minimum Corner Clearance for side street is 100’ from the point of tangency of the radius curvature of the intersection streets. Furthermore, the insufficient corner clearance would be exacerbated by future construction of a roundabout at Upward Rd @ Ballenger Rd. Applicant intends to seek a variance for this deficiency from the Board of Appeals.
 - Code Reference:
 - Sec. 5-27-5.2.1 Driveways. Where permitted, driveways shall comply with the requirements of this section and, if applicable,

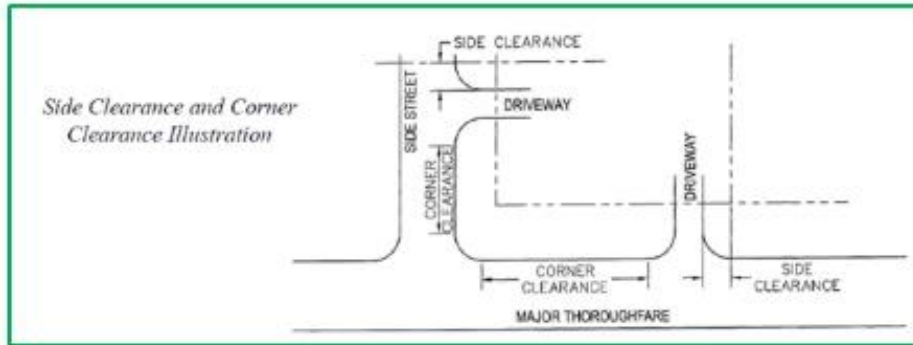
the regulations of the North Carolina Department of Transportation.

b) All driveway approaches for both mid-block and corner lots along major thoroughfares shall have both minimum corner and side clearances as below:

Clearance Type	Along Major Thoroughfare	Along Side Street
Corner clearance ²	250 feet	100 feet
Side clearance ³	30 feet	10 feet

² Corner clearance shall be measured from the point of tangency of the radius curvature of the intersection streets.

³ Side clearance shall represent the distance from the driveway to the side property line.



Article VI – General Provisions

- 4. The Sidewalk along the access street at the southeast corner is 41’ short of the property line. It must be extended to the edge of property line.
 - o Code Reference:
 - Sec. 6-12-2 “In all other [non-residential] zoning district classifications sidewalks shall be required for new construction from property line to property line. In the case of corner lots, sidewalks shall be provided along both streets.”

Article XV. Buffering, Screening and Landscaping

- 5. The landscaping plan shows only 6 trees proposed to be planted in islands. The number of Vehicular Use Area trees required to be planted in islands is 11. Additionally, the islands are to be evenly distributed in the parking lot.
 - o Code Reference:
 - Sec. 15-9. – Landscaping for vehicular use areas. a) Perimeter and interior plantings...When a parking lot contains 20 or more parking spaces, 50 percent of the trees and shrubs required ... must be planted in islands or medians located within the parking lot. Tree islands shall be evenly distributed throughout the parking lot in order to provide an even tree canopy throughout the lot. At a minimum, such tree islands shall consist of an area at least equal in size to two parking places side-by-side. Parking bays shall be broken up with landscaped islands or medians to avoid long monotonous rows of parking.

6. Street Trees are required along the proposed access street, but they are not shown in the landscaping calculations.
 - Code Reference:
 - Sec. 15-15. - Street trees. Street trees shall be required at the rate of one tree for every 35 linear feet of property abutting a street.

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

TRANSPORTATION IMPACT

Preliminary Site Plan Comments:

- A TIA was triggered and reviewed by NCDOT. At the time the TIA was performed the property was not within the jurisdiction of the City of Hendersonville and therefore the TIA was not reviewed by the City.
- NCDOT initially requirement installation of a roundabout
- A traffic signal was later approved on the condition that Sheetz dedicate ROW for a future roundabout and that any additional traffic that is added to the intersection at Ballenger Rd will be responsible for the construction of a roundabout.