

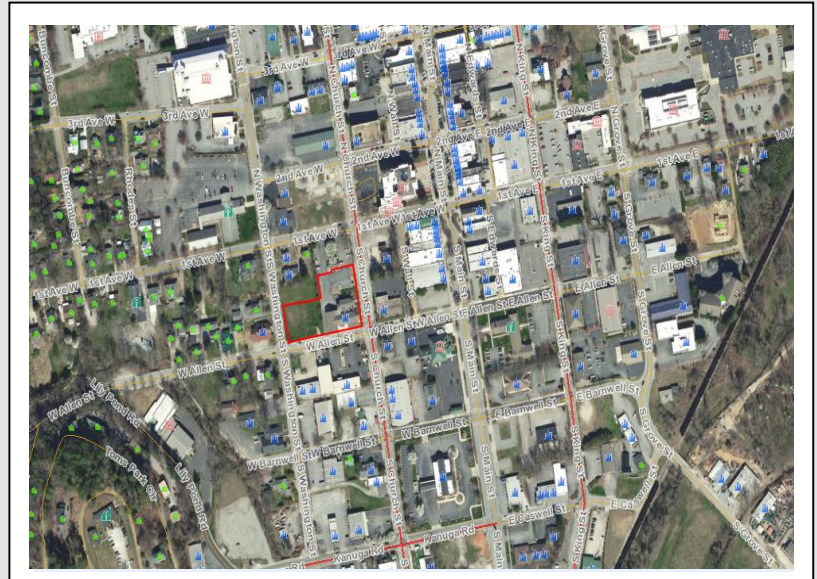
PRELIMINARY SITE PLAN REVIEW-CHURCH STREET
FUNERAL & CREMATION PARKING EXPANSION (A24-16-SPR)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY	2
PRELIMINARY SITE PLAN REVIEW GUIDELINES.....	3
EXISTING ZONING & LAND USE	4
SITE IMAGES.....	5
SITE IMAGES.....	6
PROPOSED DEVELOPMENT DETAILS.....	7
OUTSTANDING PRELIMINARY SITE PLAN COMMENTS.....	7
STAFF ANALYSIS.....	7



PROJECT SUMMARY

- Project Name & Case #:
 - Church Street Funeral and Cremation Parking Expansion.
 - A24-16-SPR
- Applicant & Property Owner:
 - Dignity Funeral Services Inc. [Applicant and Owner]
- Property Address:
 - 125 S. Church Street
- Project Acreage:
 - 1.12 Acres
- Parcel Identification (PIN):
 - 9568-76-5983
- Parcel Zoning:
 - CMU-Central Mixed Use
- Future Land Use Designation:
 - Downtown Core
 - Downtown Support
- Requested Uses:
 - Funeral homes (existing use)
 - Adding additional parking for existing use.
- Type of Review:
 - **Administrative**- Decisions made in the implementation, administration, or enforcement of the Zoning Ordinance that involve the determination of facts and the application of objective standards set forth in the Zoning Ordinance.



SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for preliminary site plan review from James E Altmeyer Jr. of Dignity Funeral Services Inc. The applicant is proposing to construct a 13, 843 square foot parking addition to the existing 15,690 square foot parking area.

The proposed site plan shows adding 46 new parking spaces to the site. There are 14 existing parking spaces that will remain unchanged. Once completed the site will have a total of 60 parking spaces (3 of which will be accessible).

Due to this development adding more than 30 parking spaces the project is required to go through preliminary site plan review as defined in Chapter 7 of the zoning ordinance.

The project will be developed in accordance with the underlying CMU, Central Mixed-Use zoning.

PRELIMINARY SITE PLAN 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. It is designed to provide the applicant an opportunity to obtain authorization for a site specific development while incurring reduced expense. 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:

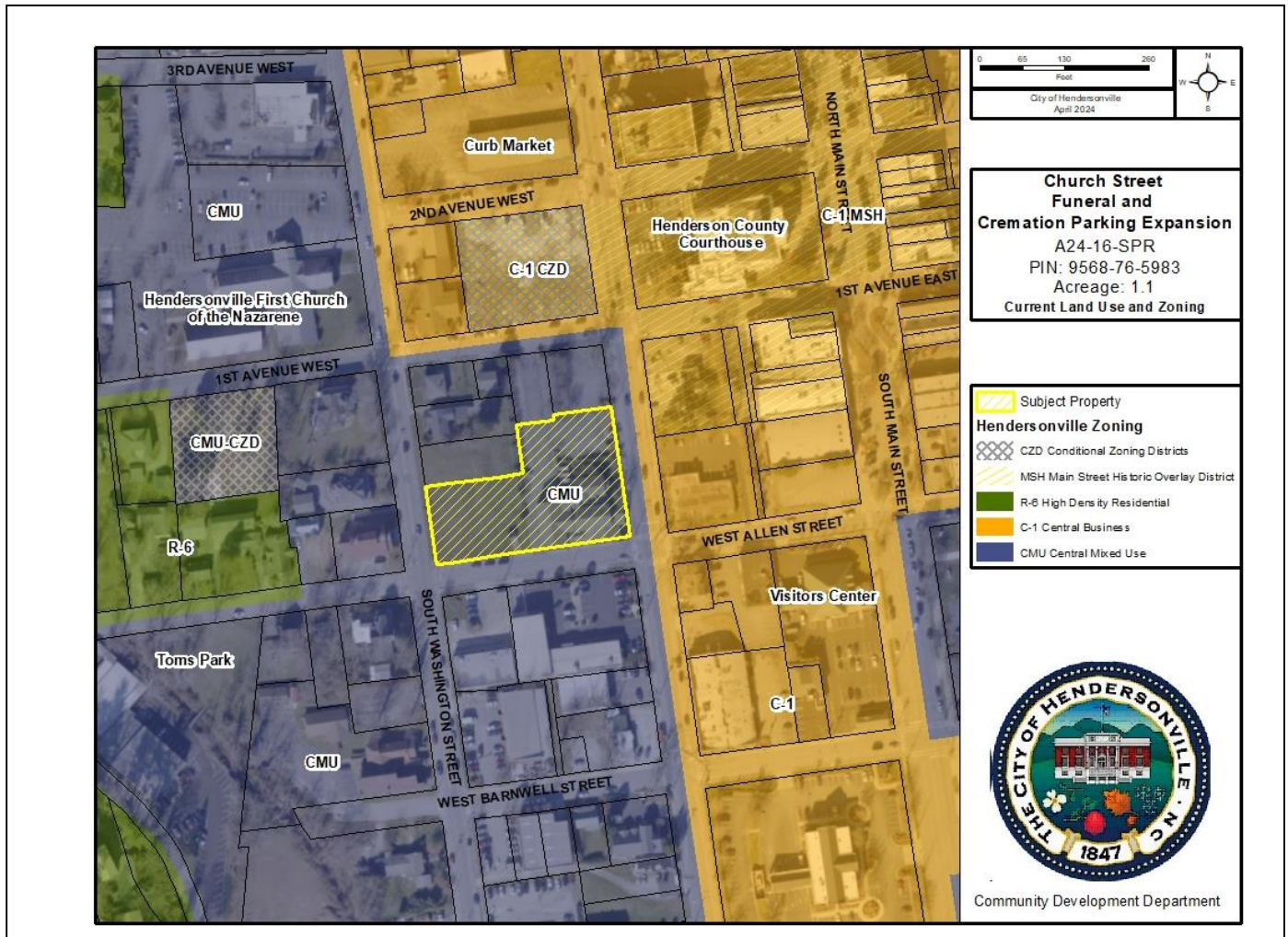
- Any commercial, industrial or institutional development consisting of more than 20,000 square feet of floor area.
- Addition of more than 30 parking spaces.
- Any Minor Planned Residential Development consisting of 9 or more dwelling units.

An application for preliminary site plan approval shall not be approved unless the planning board determines that the application and final site plan demonstrate compliance with this ordinance, including the provisions of section 7-11 below, and other applicable regulations.

The planning board may impose such reasonable conditions on an approval as will ensure such compliance with this ordinance.

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 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 CMU, Central Mixed Use and contains an active funeral and cremation business.

There are various zoning districts and uses surrounding the subject property. Parcels to the east are zoned C-1 Central Business and encompasses Hendersonville's downtown core. Some of the parcels to the east are within the Main Street Historic Overlay District. Parcels to the south are zoned CMU. This area contains the commercial uses that line Church Street and South Washington Street. Parcels to the west are zoned CMU, R-6 and CMU-CZD. This area is the start of the transition between the highly commercial downtown area into the traditional residential neighborhoods on the avenues. This area has a variety of housing types including single family, two family and multi-family housing. Parcels to the north are zoned CMU, C-1, and C-1-CZD. The C-1 CZD property was reviewed and approved by City Council for a downtown boutique hotel.

SITE IMAGES



View of the vacant lot where the funeral home proposes to build their additional parking area.



View of a vacant parking lot adjacent to the subject property. The two adjacent vacant parking lots are on separate parcels and are owned by a different individual. The current owner of these lots will not allow the funeral home to use these existing lots for funeral home parking.

SITE IMAGES



View of the existing parking area.



View of the existing rear access from W. Allen where the new parking lot will tie into.

PROPOSED DEVELOPMENT DETAILS

- **Proposed Use:** Funeral homes (existing use)
 - 17,300 square feet (total)
 - 9,300 square feet (main floor)
 - 8,000 square feet (basement)
 - No changes to the building are proposed.
- **Site:**
 - 1.12 Acres
 - No floodplain is present on the site.
 - No steep slopes are present on the site.
 - Two blueline streams are shown on the USGS maps, but according to the site plan these streams were piped long ago.
- **Streets/ Access**
 - The site is proposed to continue to use its existing accesses off Church Street and W. Allen Street.
- **Parking**
 - Mortuary, funeral homes, cemeteries, mausoleums, columbariums, memorial gardens, crematoriums: 1 per each 4 seats in assembly room or chapel.
 - Required: 43 parking spaces (170 Seat Chapel)
 - Proposed: 60 Parking spaces (46 new and 14 existing/not changing).
 - 3 accessible spaces.
- **Landscaping**
 - This development will be required to provide:
 - Vehicular Use Landscaping (Sec. 15-9. - Landscaping for vehicular use areas.)
 - Interior parking lot plantings.
 - Planting strip plantings (along vacant property to the north of the new parking lot).
 - Buffer from street plantings.
 - Street trees (Sec. 5-19. -Central Mixed Use.)
 - Open Space trees and shrubs (Sec. 15-13. - Special provisions regarding open space landscaping in Mixed Use Districts)
- **Public Utilities**
 - The site will continue to be served by all City of Hendersonville services.

OUTSTANDING PRELIMINARY SITE PLAN COMMENTS

COMMUNITY DEVELOPMENT

Site Plan Comments:

The preliminary site plan accompanying this petition meets the standards established by the Zoning Ordinance for developments in the CMU, Central Mixed Use Zoning District (5-19), and Preliminary Site Plan (7-3-3) with the following exceptions:

- None
 - Comments that will be reviewed/addressed during final site plan review process and do not need to be addressed during the preliminary site plan review process:
 - Landscaping:
 - Final determination on planting credits, species, locations, final quantity of required vs. proposed new plantings. The current plans show “areas to be screened, fenced, walled and/or landscaped” which is what is required at the preliminary site plan stage.
 - All final landscaping comments will be addressed as part of the final site plan approval between City staff and the project designer in accordance with the City’s ordinances.
 - Labeling
 - One property owned by HVL Property Holdings is listed as C-2 Secondary Business when it is actually zoned C-1 Central Business. This label will be corrected in the final site plan review process.

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

NCDOT

Preliminary Site Plan Comments:

- None

TRANSPORTATION CONSULTANT

Preliminary Site Plan Comments:

- None (the proposed use and square footage does not trigger a TIA).

STAFF ANALYSIS

Zoning Compliance:

Based on the review by staff, the submitted preliminary site plan for the Church Street Funeral and Cremation Parking Expansion Project meets the Zoning Ordinance standards established for commercial projects within the CMU, Central Mixed-Use District and Preliminary Site Plan Review (Section 7-3-3.2).