

STANDARD REZONING: 6th AVE & BEARCAT MIC-CZD to MIC – STAFF INITIATED (P24-65-RZO)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY 2

SITE IMAGES..... 3

SITE IMAGES..... **Error! Bookmark not defined.**

SITE IMAGES..... 4

EXISTING ZONING & LAND USE..... **Error! Bookmark not defined.**

FUTURE LAND USE 5

REZONING STANDARDS (ARTICLE 11-4) 6

REZONING STANDARDS ANALYSIS & CONDITIONS 8

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 9



PROJECT SUMMARY

- Project Name & Case #:
 - 6th Ave & Bearcat Loop MIC-CZD to MIC (Staff Initiated)
 - P24-65-RZO
- Applicant & Property Owner:
 - Stuart & Staci Blatt, Living Trust [Owner]
- Property Address:
 - No Address Assigned; Northeast Corner of 6th Avenue and Bearcat Loop.
- Project Acreage:
 - 0.05 Acres
- Parcel Identification (PINS):
 - 9568-39-3793
- Current Parcel Zoning:
 - MIC-CZD Medical, Institutional and Cultural-Conditional Zoning District
- Proposed Zoning District:
 - MIC - Medical, Institutional and Cultural
- Future Land Use Designation:
 - Institutional



SITE VICINITY MAP

The City of Hendersonville has initiated a standard rezoning to address a parcel created by the construction of Bearcat Loop. The parcel still retains the MIC-CZD designation that was applied to the Grace Lutheran Site when a major site amendment was completed in 2009. Originally a part of this larger site, the CZD designation remains, although it is no longer pertinent to this particular parcel.

The property is proposed to be rezoned from the current MIC-CZD Medical, Institutional and Cultural Conditional Zoning to the base MIC Medical, Institutional and Cultural district.

Development/redevelopment of the 0.05 acre parcel will likely require its recombination with the adjacent 0.79 acre parcel to the north currently zoned MIC. Development standards will remain the same as the underlying zoning district is not proposed to be changed.

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the MIC district would be allowed on the site subject to compliance with all applicable zoning standards. 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.

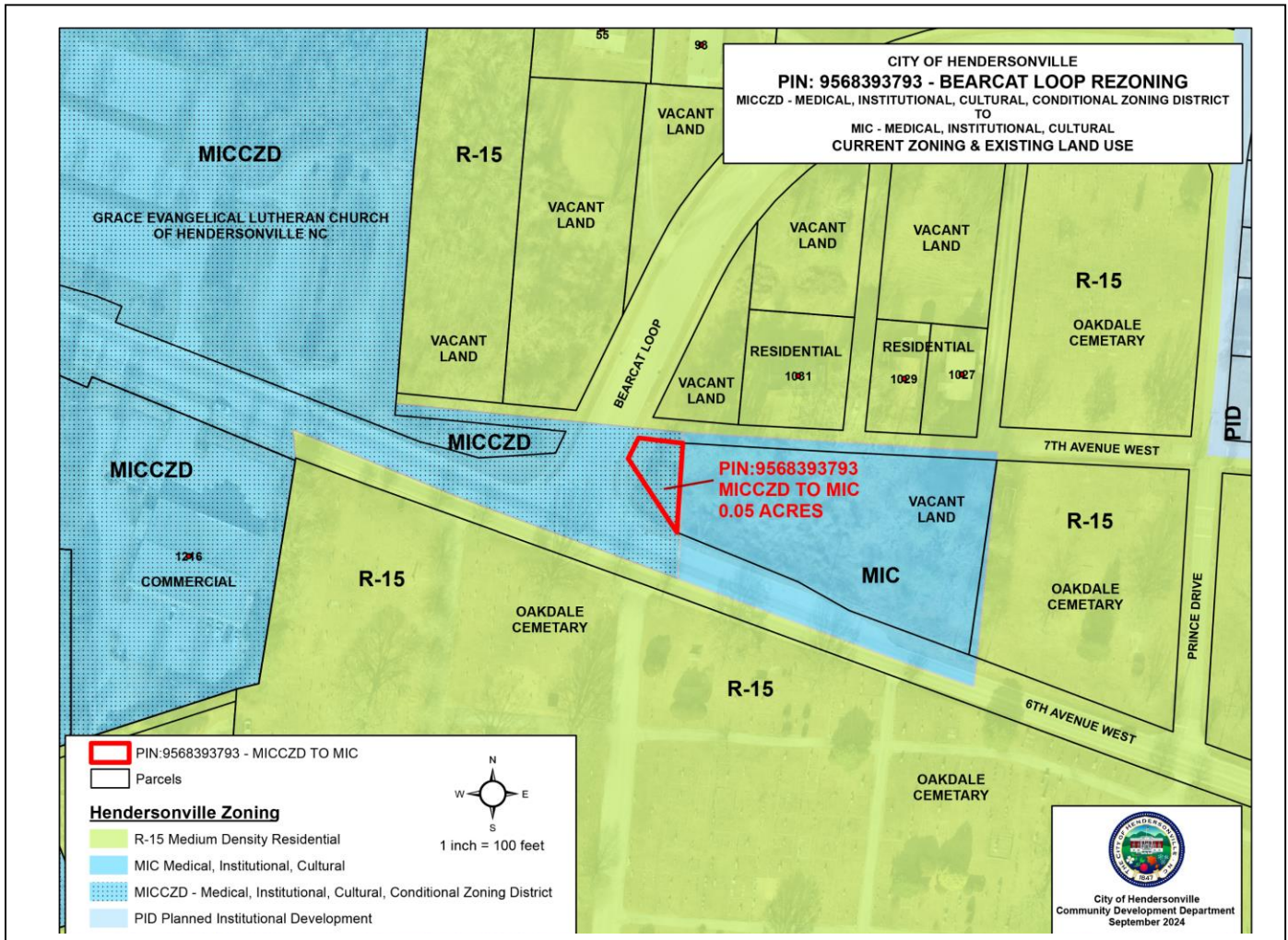
SITE IMAGES



View from east looking west at corner of 6th Avenue and Bearcat Loop



View facing north-east along 6th Avenue towards Oakdale Cemetery



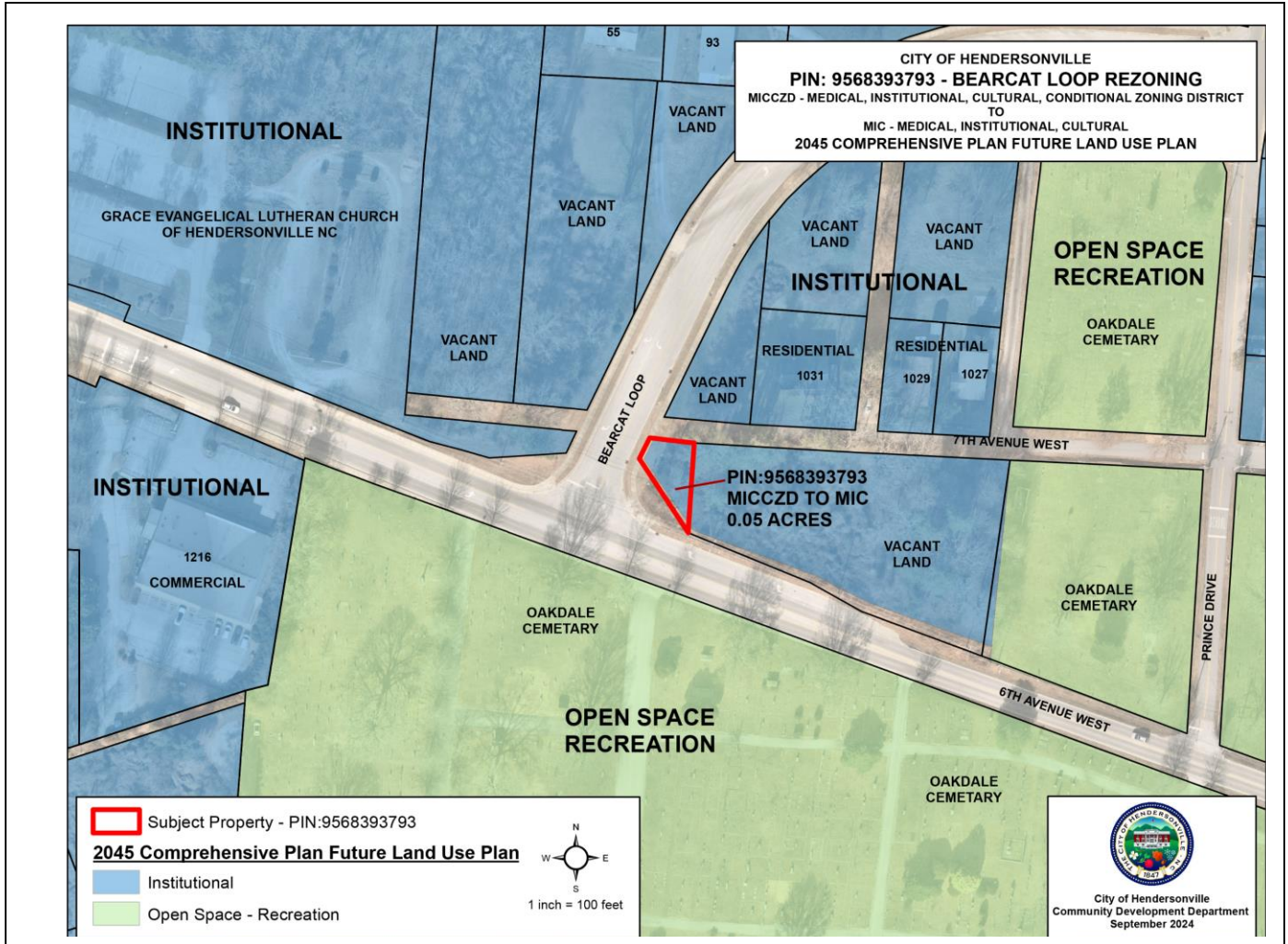
Existing Zoning & Current Land Use Map

The subject property is currently in the municipal limits. The property fronts on 6th Avenue with Bearcat Loop immediately to the west and a vacant 0.79 acre lot to the east. There are three residential lots to the north of this adjacent vacant lot. The lot in questions is border on the other three sides by ROW. Land obtained for the turn lane for the vacant lot to the east was swapped with this parcel to accommodate the construction of Bearcat Loop.

Properties to the north are zoned R-15 and include vacant and residential uses. Properties to the south are also zoned R-15 and consist of Oakdale Cemetery. Properties to the immediate west are zoned MIC-CZD and are a part of the Grace Lutheran campus while, as noted the parcel to the east is also zoned MIC and is currently vacant.

The land uses, with institutional mixing with residential is typical of 6th Ave as you travel from downtown towards the City Limit at Blythe Street.

FUTURE LAND USE



Future Land Use & Conservation Map

The City’s Gen H 2045 Comprehensive Plan designates the subject property as “Institutional” in the Future Land Use & Conservation Map. The surrounding properties are primarily designated as “Institutional” with Oakdale Cemetery to the east and south being designated Open Space - Recreation. The Character Area description for this area is as follows:

Institutional areas are a type of mixed-use center with buildings in buildings with multiple stories serving related purposes like education, healthcare, or public facilities such as courthouses and local government offices. Often part of master planned campuses, they may also include restaurants, retail, offices, and multifamily residential units. Institutional areas feature green spaces connected by pedestrian paths, clustered parking, and minimized vehicular access.

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
1) COMPREHENSIVE PLAN CONSISTENCY	<p><u>LAND SUPPLY, SUITABILITY & INTENSITY</u></p> <p>The subject property is located on a vacant or underutilized property in the Land Supply Map. It ranks as suitable for residential development and moderately suitable for commercial development in the Suitability Assessment. The subject property is located in an area designated for the second highest level (of 5 levels) for Development Intensity. The subject property is not in a Focused Intensity Node.</p>
	<p><u>FUTURE LAND USE & CONSERVATION MAP</u></p> <p>Character Area Designation: Institutional Character Area Description: Consistent Zoning Crosswalk: Consistent</p>
2) COMPATIBILITY	<p><i>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property</i></p>
	<p>The analysis below includes an assessment of how the project aligns with the overall Goals and overarching Guiding Principles found in Chapter IV of the Gen H Plan.</p>
	<p><u>EXISTING CONDITIONS</u></p> <p>The subject property is a very small remnant parcel that appears to have been a part of a property swap for the right hand turn lane when Bearcat Loop was originally created. The property is vacant.</p> <p>The land uses in the area are a variety of commercial, institutional and residential, with properties fronting on 6th Avenue primarily consisting of commercial and institutional uses until the Blythe Street intersection. Permitted uses within the MIC zoning district, in addition to existing areas zoned for Medical, Institutional and Cultural in the immediate area suggest this would be provide for compatible future development at this location.</p>
	<p><u>GEN H COMPREHENSIVE PLAN GOALS</u> (Chapter IV)</p> <p>Vibrant Neighborhoods: Consistent Abundant Housing Choices: Consistent Healthy and Accessible Natural Environment: Consistent Authentic Community Character: Consistent Safe Streets and Trails: Consistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: Consistent Welcoming & Inclusive Community: Consistent Accessible & Available Community Uses and Services: Consistent Resilient Community: N/A</p>

	<p>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV)</p> <p>Mix of Uses: Consistent</p> <p>Compact Development: Consistent</p> <p>Sense of Place: Consistent</p> <p>Conserved & Integrated Open Spaces: Somewhat Consistent</p> <p>Desirable & Affordable Housing: Consistent</p> <p>Connectivity: Consistent</p> <p>Efficient & Accessible Infrastructure: Consistent</p>
3) Changed Conditions	<p>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</p> <p>The property's original inclusion in a larger development plan and subsequent removal from that larger parcel require that the remnant parcel be rezoned to allow for future use.</p>
4) Public Interest	<p>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 -</p> <p>Existing underlying zoning is Medical, Institutional and Cultural. Application of these same zoning requirements would occur with any future development. The parcel will be unusable and remain vacant along a key entry corridor otherwise.</p>
5) Public Facilities	<p>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> <p>The subject property will be served by City of Hendersonville services. Adequate utility access and infrastructure is available.</p>
6) Effect on Natural Environment	<p>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> <p>There is no immediate development proposed on the subject property. Existing vegetation on the site would be subject to City of Hendersonville landscaping ordinance requirements as applicable. The subject parcel is too small on its own to trigger these requirements.</p>

REZONING STANDARDS ANALYSIS & CONDITIONS

Staff Analysis

- 1) Comprehensive Plan Consistency - Staff finds the petition and site plan to be fully consistent with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description.
- 2) Compatibility - The MIC Zoning District permitted mix of uses and development standards support the goals and guiding principles and design guidelines outlined in the City's Gen H Comprehensive Plan. Staff finds that the general location of the rezoning and the mix of land uses in vicinity to it are compatible with the city's overall growth strategies.
- 3) Changed Conditions – The removal of the parcel in question from a direct connection with the original Conditional Zoning Site Plan necessitates the rezones.
- 4) Public Interest - Staff finds that the opportunities for additional economic development will complement the 6th Avenue corridor.
- 5) Public Facilities - Staff finds that the proposed development would efficiently utilize existing services and infrastructure.
- 6) Effect on Natural Environment – Future development will have to comply with all relevant environmentally relevant zoning standards.

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 proposed zoning district, Medical, Institutional and Cultural (MIC), aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Institutional'.

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 zoning standards for this parcel do not change with the removal of the Conditional Zoning District designation.*
- *The permitted uses and development standards of the MIC zoning aligns with existing character of the 6th Avenue corridor.*
- *The rezoning allows for a diminutive vacant parcel to be used in combination with surrounding MIC parcels in a productive fashion.*

DRAFT [Rational for Denial] - Staff are not recommending any rational for denial at this time.