

PRELIMINARY SITE PLAN REVIEW-BERKELEY MILLS SPORTS COMPLEX
(A24-68-SPR)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - Berkeley Mills Sports Complex
 - A24-68-SPR
- Applicant & Property Owner:
 - Henderson County [Applicant and Owner]
- Property Address:
 - 47 Balfour Road
 - 69 Balfour Road
- Project Acreage:
 - 38.39 Acres
- Parcel Identification (PIN):
 - 9660-50-2160
 - 9660-50-2876
- Parcel Zoning:
 - I-1 Industrial
- Future Land Use Designation:
 - Open Space Recreation
- Requested Uses:
 - Parks
- 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 Christopher Todd Assistant County Manager for Henderson County. The applicant is proposing to construct a sports complex with 4 soccer fields, 1 softball field, 6 tennis courts while retaining the existing historic baseball field.

The proposed site plan shows adding 314 new parking spaces to the site. There are 8 ADA spaces provided, 4 of which are van 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 I-1 Industrial 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:

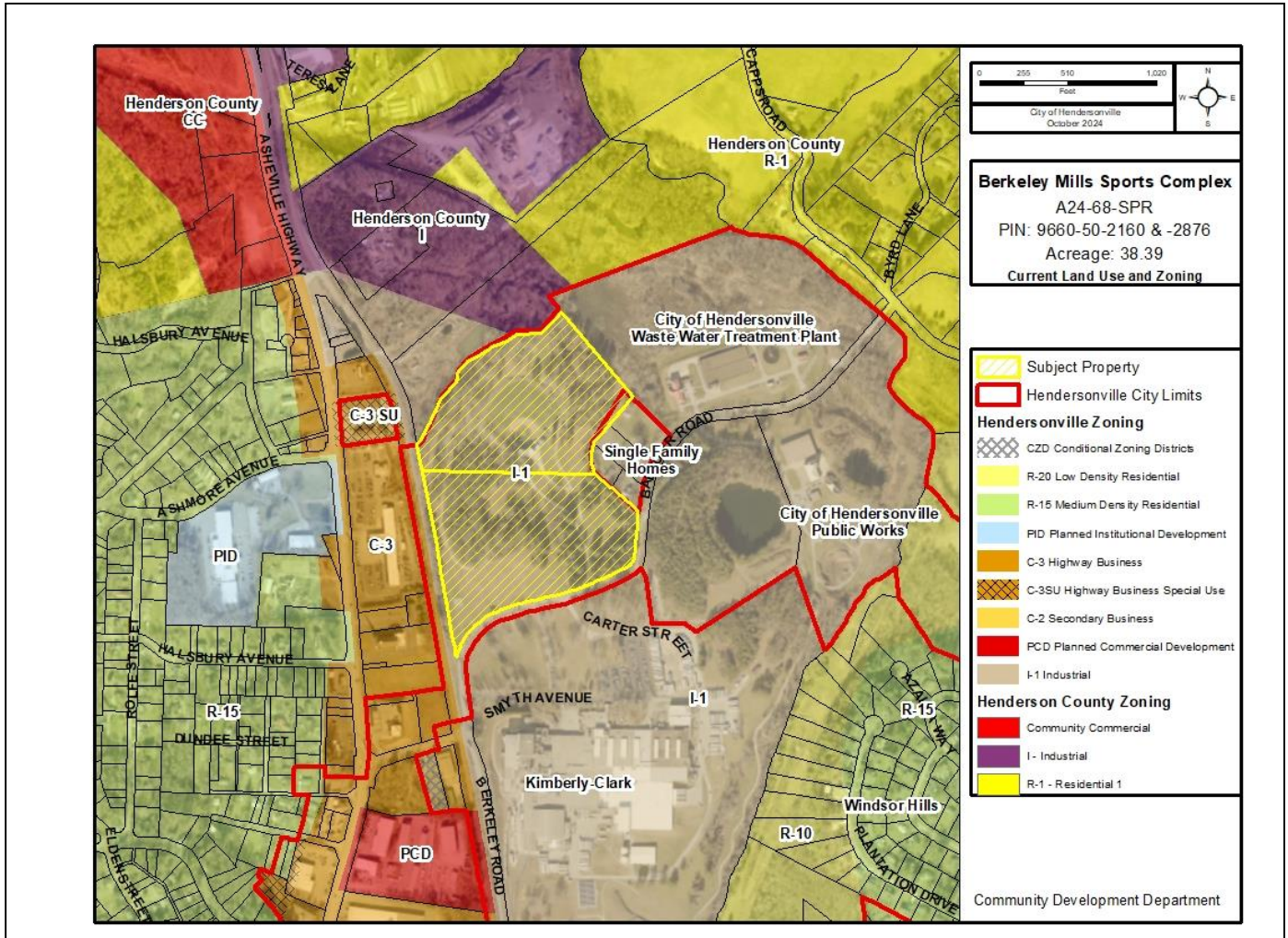
- Any commercial, industrial or institutional development consisting of more than 20,000 square feet of floor area.
- Addition of more than 30 parking spaces.
- Any Minor Planned Residential Development consisting of 9 or more dwelling units.

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 I-1, Industrial and is currently a park. The existing park contains various walking trails, picnic shelter facilities and a nationally registered historic baseball field and grandstands.

There are various zoning districts and uses surrounding the subject property. The subject property and all adjacent property to the north, east and south are zoned for industrial uses. Some of these uses include the City's Wastewater Treatment Plant and Kimberly Clark. This area has historically been used for industrial purposes. The historic baseball field located on the subject property was originally used for the Berkeley Mills Spinners baseball team in the industrial league of the 1940s. The Asheville Highway corridor is zoned C-3 Highway Business and is made up of uses synonymous with this type of corridor. There are 4 single family home parcels adjacent to the subject property, if approved these parcels would be required to be buffered from the complex.

SITE IMAGES



View of the subject property towards the baseball field from Balfour Road.



View of historic baseball field grandstands and field.

SITE IMAGES



View of the existing shelter facilities (to be removed)



Typical view of one of the walking paths on the property.

SITE IMAGES



View of some of the mature trees on the site.



View of the National Register of Historic Places plaque.

PROPOSED DEVELOPMENT DETAILS

- **Proposed Use:** Park (existing use)
 - **Existing:**
 - Historic baseball field and stands (to remain). It has been stated by the site designer that the proposed project will **not** impact the existing baseball field or its facilities.
 - **Proposed:**
 - 4 Soccer fields
 - 1 Softball field
 - 6 Tennis courts
- **Site:**
 - 38.39 Acres
 - Very small amounts of 500 year and 100 year floodplain are present on the northern end of the property.
 - Two blueline streams are on/near the subject property as shown on the USGS maps. Each stream requires the 20 transitional area and 30' stream buffer.
- **Streets/ Access**
 - The site is proposed to have one main access on the southwest side of the property.
 - There is also a secondary access to a standalone parking lot on the southeast side of the property. This standalone parking lot entrance will be directly across from the Oklawaha parking area driveway.
- **Parking**
 - Parks are not listed in the parking table of Chapter 6. For any use not specified in Table 6-5-2 or otherwise provided by ordinance, specific requirements shall be determined by the Community Development Director and shall be based upon requirements for similar uses, expected traffic generated by the proposed use, and other information from appropriate traffic engineering and planning criteria.
 - The complex is proposing 314 parking spaces.
 - City staff feel that this is adequate to meet the needs of the complex.
- **Landscaping**
 - This development will be required to provide:
 - 10' type B buffer (single family homes to the east)
 - Vehicular Use Landscaping (Sec. 15-9. - Landscaping for vehicular use areas.)
 - Interior parking lot plantings.
 - Planting strip plantings
 - Buffer from street plantings.
 - Street trees (Sec. 15-15.)

- Common Open Space Landscaping
- Tree preservation
 - Existing tree canopy- 767,112 square feet (17.61 acres)
 - Tree canopy to be preserved- 175,800 square feet (4.04 Acres) **22.9%**
 - Tree Plantings are required since 30% of the existing canopy is not preserved.

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 I-I Industrial Zoning District (5-12), 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.

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 does not trigger a TIA).

Trip Generation									
Land Use	Intensity	Units	Daily	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Other Land Uses			113	1	1	0	25	14	11
411 - Public Park	38.6	ACRE	113	1	1	0	25	14	11
Subtotal			113	1	1	0	25	14	11

STAFF ANALYSIS

Zoning Compliance:

Based on the review by staff, the submitted preliminary site plan for the Berkeley Mill Sports Complex Project meets the Zoning Ordinance standards established for this type of project within the I-I Industrial district and Preliminary Site Plan Review (Section 7-3-3.2).