

Eagle Self Storage North P21-10-CZD

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

Applicant: B & G Enterprises LLC

Property Owner: Larry Holbert

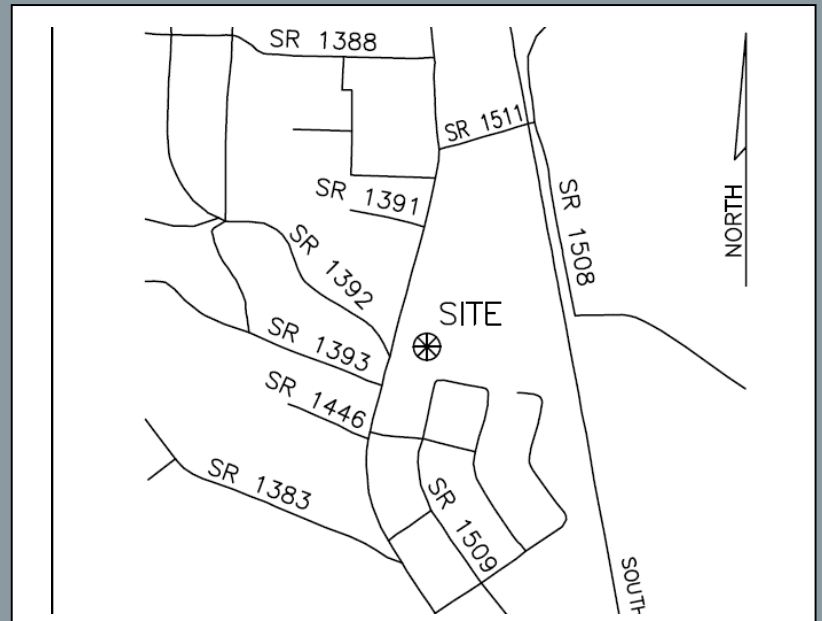
Property Address: 2310 Asheville Highway

Project Acreage: 7.4 Acres

Parcel Identification Number(s): 9569-47-6603

Current Parcel Zoning: C-3 Highway Business

Neighborhood Compatibility Meeting: February 22nd, 2021



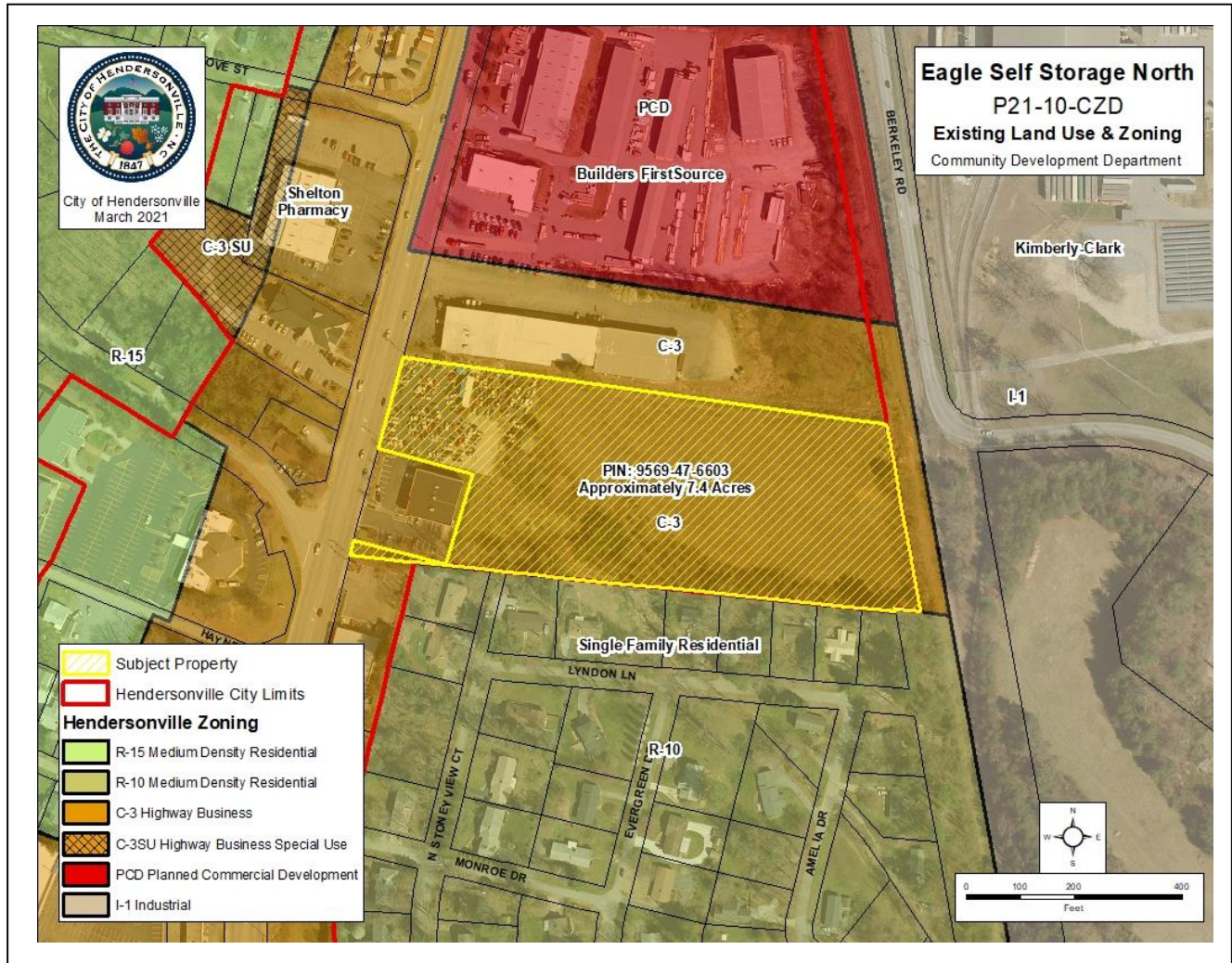
SITE VICINITY MAP

Summary Statement of Applicant Rezoning Request

The City is in receipt of a Conditional Rezoning application from B & G Enterprises LLC and Larry Holbert for the development of a 99,480 square foot mini storage facility consisting of 7 buildings and 2 covered storage areas. The property currently contains a used car lot on the front of the property while most of the property is vacant. The applicant is requesting to rezone the subject property to C-3 Highway Business Conditional Zoning District.

This project required a conditional rezoning due to the floor area exceeding 50,000 square feet and due to mini warehouses not being a permitted use in the C-3, Highway Business District.

PROJECT SUMMARY - CONTINUED



City of Hendersonville Existing Land Use and Zoning

Parcels to the north are zoned C-3 Highway Business and PCD, Planned Commercial Development and contain various commercial uses like Builders First Source. Parcels to the east are zoned I-1 Industrial and include Kimberly-Clark and Vacant property along the railroad. Parcels to the south are zoned C-3 Highway Business and R-10, Medium Density Residential and contain a single family residential neighborhood. Parcels to the west are zoned C-3, Highway Business and R-15 Medium Density Residential and contain a mix of commercial and residential uses.

SITE CONDITIONS – SITE IMAGES

*View of the property
looking South
(Toward the single-
family neighborhood)*



*View of the property
looking East
(Toward the railroad
tracks)*



*View of the property
looking West
(Toward Asheville
Highway)*



SITE CONDITIONS – SITE IMAGES CONTINUED

*View from Asheville
Highway*



*Existing vegetative
buffer between the
proposed development
and existing single-
family neighborhood*



*View from inside the
existing bamboo
buffer on the southern
property line*



SITE CONDITIONS – SITE IMAGES CONTINUED

View of some of the existing grading the site. The picture was taken from the subject property. Over the crest is the single-family neighborhood.



View of the home that would be most likely impacted by the development. An infill buffer would be needed at this location (i.e. possibly fixing existing fence or adding additional vegetation)



The existing buffer from a different angle.



OBLIQUE AERIAL PHOTOS

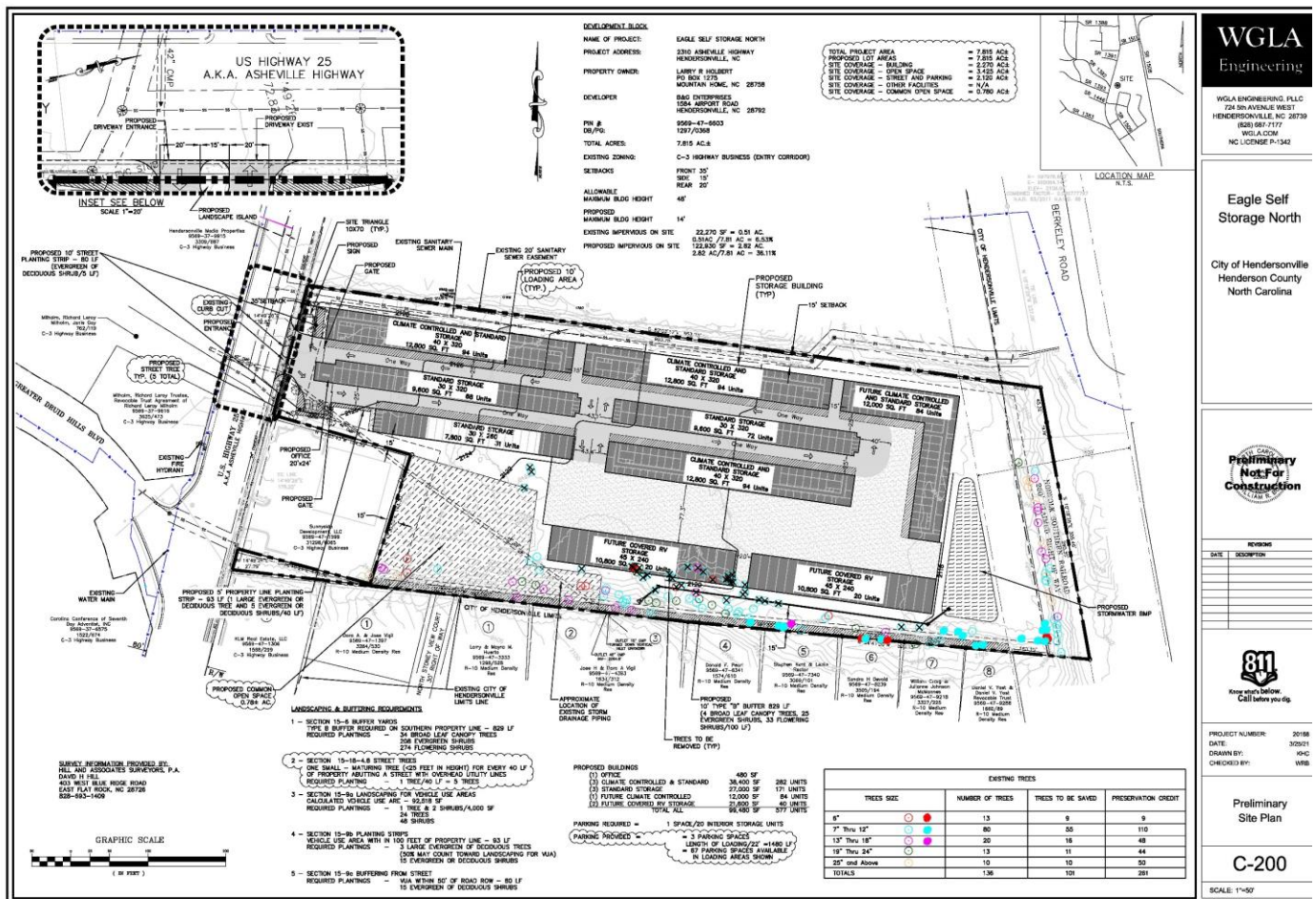
View from the South



View from the North



REZONING/SITE PLAN TOPICS



Proposed Site Plan

Buildings

The site plan shows 7 self-storage structures and two covered RV storage areas.

(1) Office (attached to one of the self-storage buildings) 480 square feet

(3) Climate controlled 38,400 Square feet, 282 units

(3) Standard Storage 27,000 Square feet, 171 Units

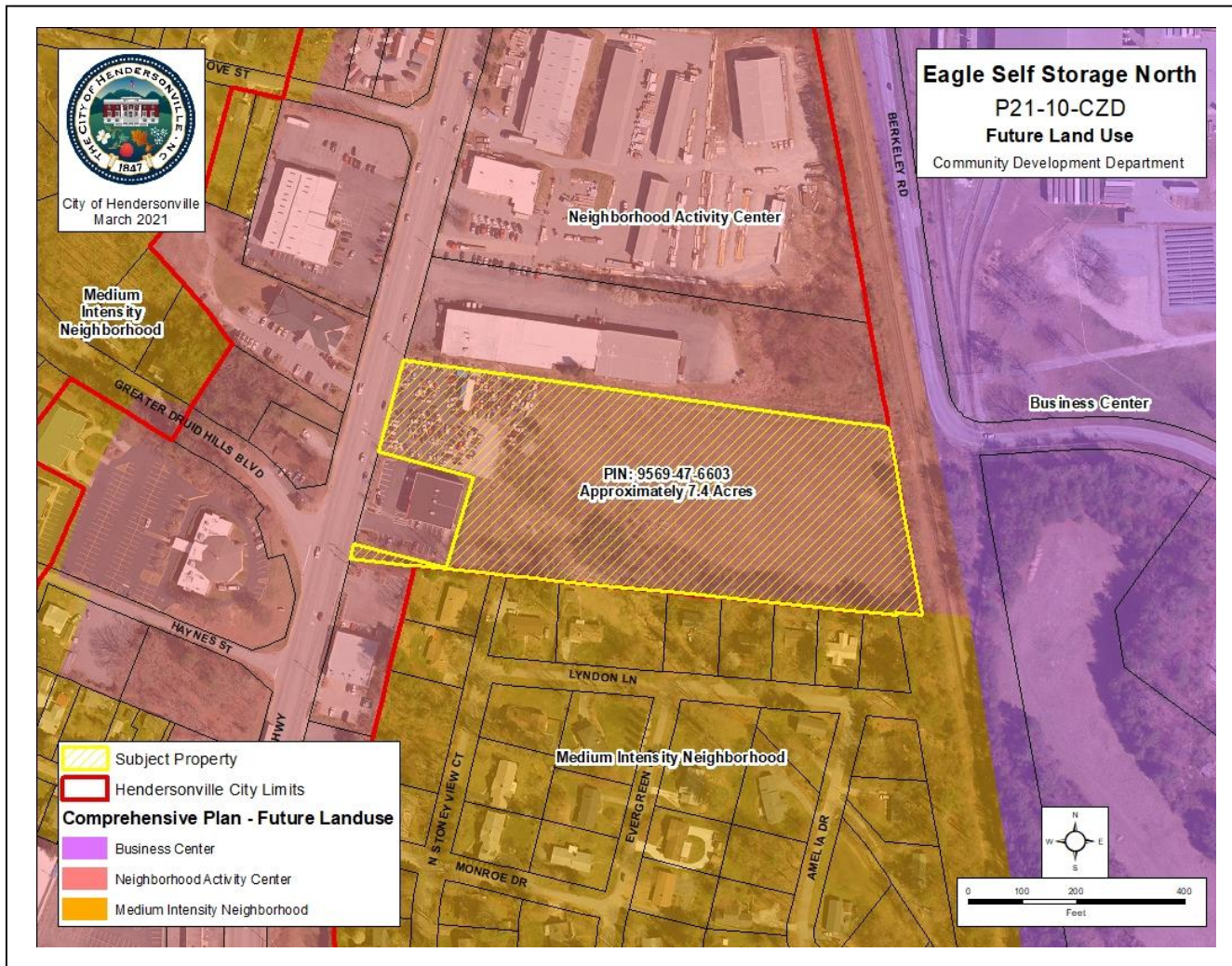
(1) Future Climate Controlled 12,000 square feet, 84 Units

(2) Future Covered RV Storage 21,600 Square feet, 40 Units

Total 99,480 Square feet 577 Units

Proposed Maximum Building Height- 14'

REZONING CRITERIA:
COMPREHENSIVE PLAN CONSISTENCY



The 2030 Comprehensive Plan's Future Land Use Map designates parcels to the north and west as Neighborhood Activity Center. Parcels to the south are classified as Neighborhood Activity Center and Medium Intensity Neighborhood. Parcels to the East are classified as Business Center

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:

- Major intersections along existing local commercial corridors (US-25 and US-176)
- Emerging neighborhood activity center at US-64 and Howard Gap Road

Strategy LU-8.2.

Primary recommended land uses:

- Neighborhood retail sales and services

Strategy LU-8.3.

Secondary recommended land uses:

- Offices
- Multi-family residential
- Live-work units
- Public and institutional uses
- Pedestrian amenities (plazas, outdoor seating, etc.)
- Mixed uses



Example of a mixed-use Neighborhood Activity Center

Strategy LU-8.4.

Development guidelines:

- 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
- Encouragement of buildings that are designed at a human scale, maximizing window coverage on ground floors and utilizing façade articulation
- Provision of pedestrian connections to parking and other buildings/properties

Activity Nodes:

- Encouragement of multi-story, mixed-use buildings with retail on ground floors and office/residential on upper floors
- Placement of new buildings close to the street along thoroughfares (less than 20 feet from right-of-way)
- Location of all parking to the side or rear of buildings or in a garage encouraged
- Improved pedestrian connections to surrounding neighborhoods
- Inclusion of traffic calming improvements (described under Strategy TC-1.4 in Chapter 7) with redevelopment projects

REZONING CRITERIA:

COMPREHENSIVE PLAN CONSISTENCY

The subject area is designated Neighborhood Activity Center on the 2030 Comprehensive Plan's Future Land Use Map.

The subject property is also located within an "Activity Node" within this classification.

Activity Nodes: The Neighborhood Activity Center and Regional Activity Center categories include additional design guidance for "Activity Nodes", which are locations identified on Map 8.3b that are planned as high-density, pedestrian-friendly community focal points. Although downtown will be Hendersonville's primary urban focal point, the Activity Nodes will act as "satellite" nodes that bring the benefits of urban, mixed-use development and walkable design to neighborhoods and regional retail centers outside of downtown. Activity nodes encourage mixing of neighborhood or regional retail with other complementary uses within a five to 10-minute walking radius. Roadway and site design will create distinctive "centers" that serve as community gathering spots and create a unique sense of place.

- **Primary recommended land uses** provides general guidance (not an exhaustive list) for preferred land uses that should occupy the majority of acreage and/or building floor area within a Future Land Use category's boundaries at full community build-out.
- **Secondary recommended land uses** provides general guidance (not an exhaustive list) for uses that are permitted in combination with Primary Uses as part of mixed-use development plans. Stand-alone secondary uses may be permitted on a case-by-case basis through planned development, special use or conditional use procedures.
- **Development guidelines** provide guidance for development form and density, including building setbacks, parking location, building design and units per acre.

Growth Management

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

- Historic Preservation
- Priority Growth Areas
- Natural Resource/Agricultural
- Priority Infill Areas
- Preservation/Enhancement

The map depicts locations of greenfield development opportunities in Hendersonville and surrounding areas











- Development Opportunities (includes vacant land, agricultural land, and single-family residential properties greater than five acres)

A blue line stream is located on a portion of this property. This stream is piped and is not planned to be disturbed during redevelopment.



SITE PLAN REVIEW



EXISTING TREES			
TREES SIZE	NUMBER OF TREES	TREES TO BE SAVED	PRESERVATION CREDIT
6"  	13	9	9
7" Thru 12"  	80	55	110
13" Thru 18"  	20	16	48
19" Thru 24"  	13	11	44
25" and Above  	10	10	50
TOTALS	136	101	261

Landscaping: The applicant will be required to provide vehicular use landscaping for this project. Vehicular use landscaping consists of 1 tree and 2 shrubs for every 4,000 square feet of VUA. 92,518 SF

- Required: 24 Trees, 48 Shrubs

Since this project is a commercial use that abuts a residential use, a Type B buffer will be required along the southern property boundary.

A Type B Buffer consists of: (per 100 linear feet)

- 4 broadleaf canopy trees
- 25 evergreen shrubs (4-foot centers)
- 33 flowering shrubs

Buffer Calculations

- 34 Trees
- 213 Evergreen Shrubs
- 281 Flowering Shrubs

Proposed Calculations

- 261 tree credits
- 61 evergreen shrubs
- 60 flowering shrubs

Southern Bufferyard

Proposed - Evergreen shrubs 61
 Deciduous shrubs 60
 Small flowering trees 3

Required - Large canopy trees - 34
 Evergreen shrub - 213
 Deciduous shrub - 281

Preserved tree credits = 235

The applicant is proposing to save 101 trees for a total of 261 tree credits. Staff has discussed with the applicant's engineer that existing vegetation on the southern property line should be retained since it is already an established buffer from the residential neighborhood. The existing planting should be supplemented by new plantings where gaps occur.

Stormwater/Flood Hazard Area

The land disturbance for this project exceeds one acre; a storm water management system is required. The stormwater plan will be reviewed by the City's Engineering Department.

Parking Requirements - Table 6-5-2

The zoning ordinance requires mini warehouses to have a minimum of 1 per 2 employees at maximum employment on a single shift plus 1 per 20 rental units.

577 Units= 29 Spaces

3 max employees on a single shift= 2

31 spaces required.

70 spaces provided. 3 traditional spaces and 67 spaces in the parking lane.

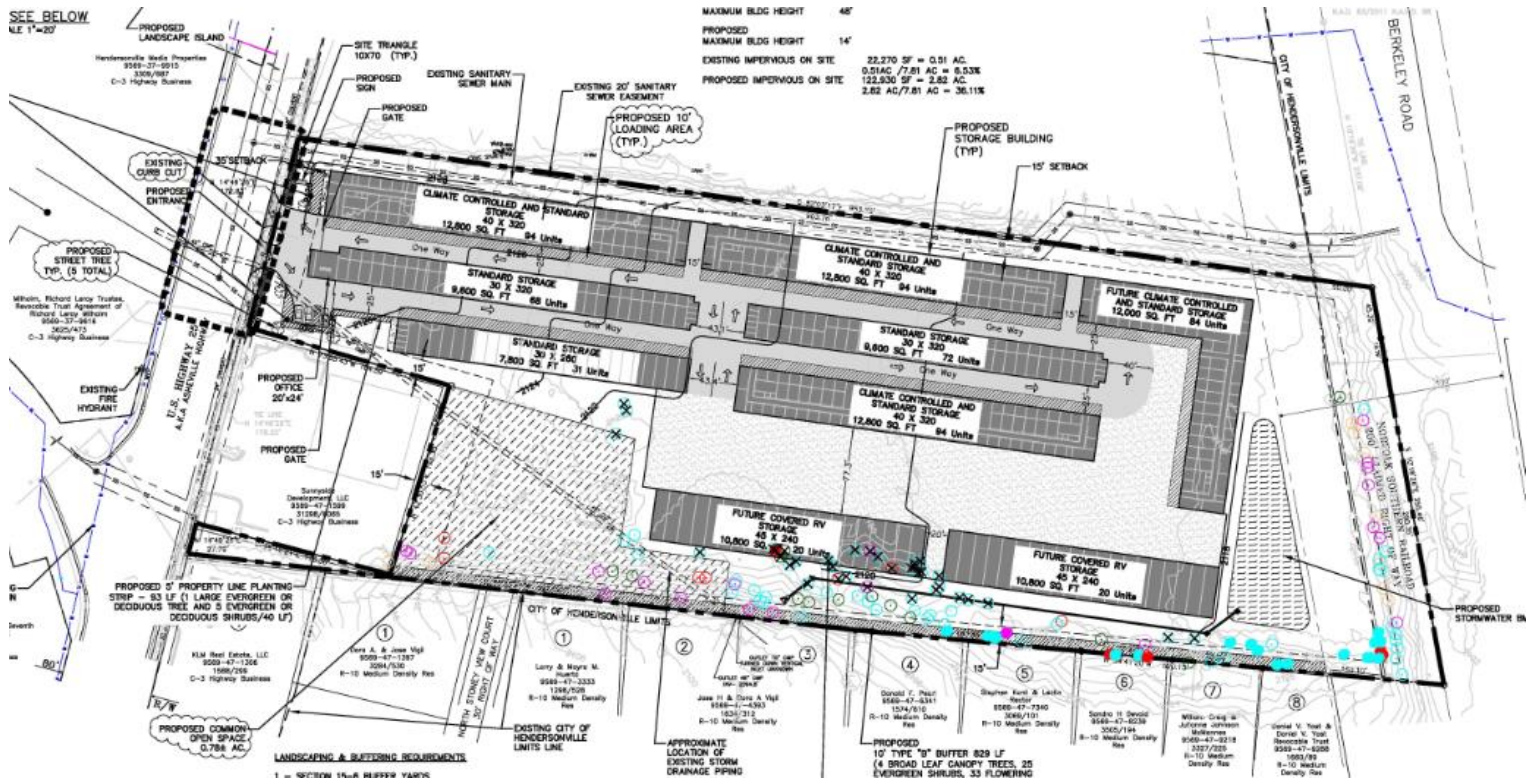
Sidewalks

Sidewalks are currently already provided along the property's frontage of Asheville Highway.

Entrance

The site will have one entrance off of Asheville Highway, they will utilize the existing curb cut for the property.

ZOOM - SITE PLAN



REZONING CRITERIA:

1. COMPREHENSIVE PLAN CONSISTENCY
2. COMPATABILITY
3. CHANGED CONDITIONS
4. PUBLIC INTEREST
5. ADEQUATE PUBLIC FACILITIES
6. ENVIRONMENTAL IMPACTS

The 2030 Comprehensive Plan highlights this parcel as both a priority infill area and development opportunity area. The overall property is currently underutilized in the capacity that it currently serves. The Asheville Highway corridor is mostly made up of commercial uses with a mix of high and medium density residential neighborhoods off the main throughfare.

Staff feel that the road network and infrastructure abutting this site would be adequate to serve this development. The comprehensive plan states that the City should encourage infill development that utilizes existing infrastructure. Staff feels that this project meets this.

The applicant is proposing to save 101 of the 136 trees over 6" DBH on site, which staff feels lessens environmental impact of the development. Staff has also been in discussions with the applicant to save the existing buffer between the residential properties to the south and this development. Staff feels that it is important to save the trees over 6" DBH but also protect the other mature plantings that currently serve as a property buffer (i.e. bamboo, shrubs, and other smaller planting

TRANSPORTATION TOPICS:

TRANSPORTATION IMPACT
ANALYSIS: ACCORDING TO THE 7TH
EDITION OF THE INSTITUTE OF
TRANSPORTATION ENGINEERS
TRIP GENERATION MANUAL

The project is not expected to meet either the 100 or more peak-hour trips or the 1,000 or more daily trips thresholds to require a TIA.


Mini Warehouse- Per 1,000 Square Feet Calculation

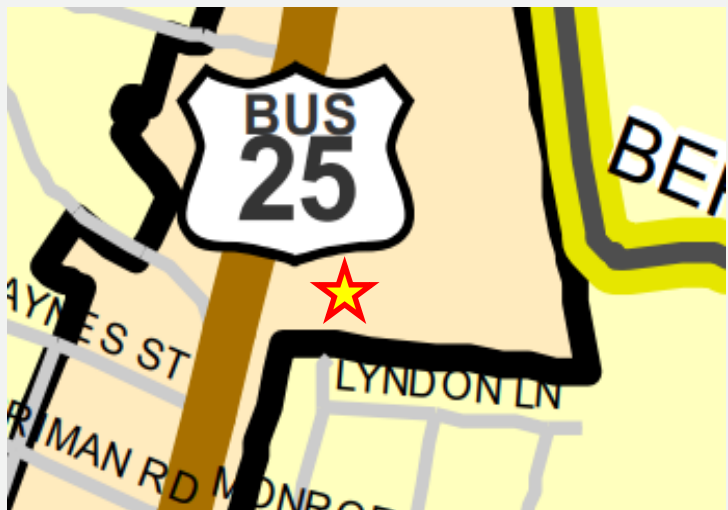
27.85 Trips AM peak hour.

28.85 trips PM peak hour

No data for daily trips.

2030 COMPREHENSIVE PLAN
TRANSPORTATION MAP

 Boulevard



NOTABLE AREA
NC DOT PROJECTS

NCDOT advised that there are no planned projects in this area at this time.

STAFF ASSESSMENT & CONSISTENCY STATEMENT:

Based on the review by staff, the submitted site plan for this project appears to meet the Zoning Ordinance standards established in Article 11 -4 of the City Zoning Ordinance.

Staff recommends one condition related to landscaping and buffering which can be found in the attachment “list of uses and conditions”. The applicant has also proposed a condition regarding an existing buffer, which is included in that same document. The Planning Board can recommend these conditions as stated, recommend their own conditions, choose which conditions to recommend, or recommend no conditions at all.

The proposed rezoning is deemed to be consistent with the Comprehensive Plan’s Neighborhood Activity Center recommendations and is reasonable by the fact that mini-warehouse is an existing permitted “conditional use” within C-3, that surrounding uses will not be negatively impacted by way of the proposed site design, that the Asheville Highway corridor is sufficiently robust to address any traffic demands that the development would generate and that the development addresses a need for additional storage facilities within the community.

PUBLIC COMMENT:

No one from the public spoke about this project at the neighborhood compatibility meeting. The full minutes from that meeting are in your packet.

PLANNING BOARD/ TREE BOARD - SUMMARY OF ACTION

Summary of Planning Board Discussion

Planning Board member Guffey was concerned about the removal of some of the trees or invasive species (tree board recommendation) and their established root systems holding up the area. She was concerned about the removal causing erosion issues. Chair stated the buffer itself is a pretty nice buffer except for where the fence is falling in.

Planning Board member Guffey stated at this point in advance she would like to recommend before the motion that they exclude the Tree Board recommendation and it not be included.

Planning Board member Neil stated he was a Dark Sky supporter and he would love to bring it up, but we have definition and we have no enforcement. Chair stated there is a lighting ordinance, but it is not very restrictive. Planning Board member Johnson was concerned that this site would be well lit, and they have a neighborhood to consider.

Will Buie (applicant's engineer) stated they only use down lighting at their other facilities, and they would commit to that here.

Planning Board member Blatt stated he has not heard from the applicant that they are ready to engage the Dark Sky requirements. Mr. Buie stated they do not understand what all is considered as far as those requirements go. What he can say is they are currently using down lighting with cut offs on all their lights so that all of lights on the facility is projected downward. They can say that today, but he does not know beyond that what else may be in the ordinance. For security and safety reasons they have to have lighting but will not project it on the neighboring properties.

Planning Board Motion

Mr. Blatt moved the Planning Board recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property from C-3, Highway Business to C-3 CZD, Highway Business Conditional Zoning District, based on the site plan submitted by the applicant and subject to the limitations and conditions stipulated on the List of Uses and Conditions, finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest for the following reasons: The development will provide additional storage options for the residents of the City of Hendersonville, the proposed use is compatible with the area, the development is in the public interest because as stated there is a great need for additional storage space and the development will not have a detrimental impact on the natural environment. Mr. Johnson seconded the motion which passed unanimously.

Tree Board Motion

The Tree Board asked to remove the invasive species listed in the Recommended Tree Species List except the bamboo which is serving as a visual buffer from the adjacent neighborhood and to replant using trees from the Recommended Tree Species List. Motion by Glenn Lang. Roll call vote – all ayes.

SUGGESTED MOTION(S) & CONSISTENCY STATEMENTS:

PLANNING BOARD - APPROVAL

I move Planning Board recommend that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property from C-3 Highway Business to C-3 CZD Highway Business Conditional Zoning District, based on the site plan submitted by the applicant and subject to the limitations and conditions stipulated on the List of Uses and Conditions, finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest for the following reasons:

[Please state reasons describing why this development is good for the community. Examples follow, or to include your own]

1. The development will provide additional storage options for residents of the City [if applicable];
2. The proposed use is compatible with the area. [if applicable]
3. The development is in the public interest because [state why if applicable]
4. The development will not have a detrimental impact on the natural environment. [if applicable]

CITY COUNCIL - APPROVAL

I move City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property from C-3 Highway Business to C-3 CZD Highway Business Conditional Zoning District, based on the site plan submitted by the applicant and subject to the limitations and conditions stipulated on the List of Uses and Conditions, finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest for the following reasons:

[Please state reasons describing why this development is good for the community. Examples follow, or to include your own]

1. The development will provide additional storage options for residents of the City [if applicable];
2. The proposed use is compatible with the area. [if applicable]
3. The development is in the public interest because [state why if applicable]
4. The development will not have a detrimental impact on the natural environment. [if applicable]

PLANNING BOARD - DENIAL

I move the Planning Board recommend that City Council deny the application to rezone the subject property for the following reasons:

[Please state reasons describing why you are moving to deny the application. Examples follow or include your own.]

1. The development is not consistent with the Comprehensive Plan[if applicable];
2. The development is not compatible with the surrounding uses. [if applicable]
3. The development is not in the public interest because [state why if applicable]
4. The development will have a detrimental impact on the natural environment. [if applicable]

CITY COUNCIL - DENIAL

I move City Council deny the application to rezone the subject property for the following reasons:

[Please state reasons describing why you are moving to deny the application. Examples follow or include your own.]

1. The development is not consistent with the Comprehensive Plan[if applicable];
2. The development is not compatible with the surrounding uses. [if applicable]
3. The development is not in the public interest because [state why if applicable]
4. The development will have a detrimental impact on the natural environment. [if applicable]

ATTACHMENTS IN THE PACKET:

1. Neighborhood Compatibility Meeting minutes
2. List of Uses and Conditions
3. Full Size Site plan
4. Full Size Landscape Plan
5. Survey
6. Application