

Community Development Staff Report

TO: Planning Board

FROM: Community Development Department- Planning Division

RE: Neal Lechtner Mini Storage Conditional Zoning District

FILE #: P21-08-CZD

DATE: March 8th, 2020

PROJECT DESCRIPTION

The City is in receipt of a Conditional Rezoning application from Neal Lechtner and North Main Street Properties of Hendersonville, LLC. for the development of a 3-story mini storage facility on approximately 1.83 acres. The subject property is identified as parcel number 9569-96-4276. The lot is currently vacant and wooded. The applicant is requesting to rezone the subject property from R-20 Low Density Residential to C-3 Highway Business Conditional Zoning District. Photos of the existing conditions on the site are attached as Appendix D.

NEIGHBORHOOD COMPATIBILITY

A neighborhood compatibility meeting concerning this application was held on February 10th, 2021. Notice was provided by U.S. mail to the owners of record of all property situated within 400 feet of the subject property as required by the Zoning Ordinance.

Several people representing the public attended the meeting virtually. Comments centered around.

- The height of the building
- Increased traffic
- Buffers
- Close proximity to an existing single-family home.

A copy of the neighborhood compatibility report accompanies this memorandum as Appendix A.

TREE BOARD

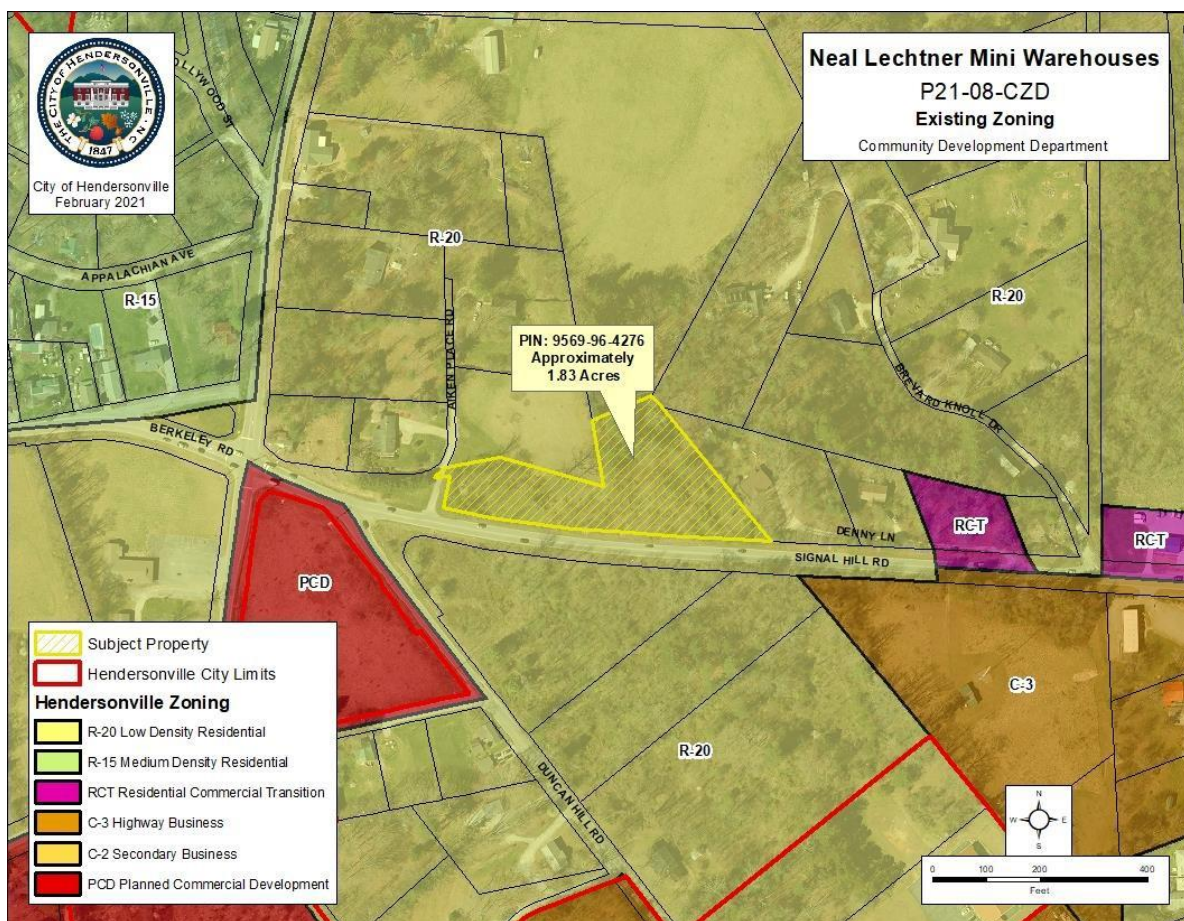
The Tree Board will convene 1 day after this staff report is sent to Planning Board

members. Any recommendations that the Tree Board may have will be given as a supplement on or prior to the meeting on March 8th. Photos of existing trees are attached as appendix E.

Rezoning Request Analysis

EXISTING LAND USE & ZONING

The subject property is currently zoned R-20 low density residential. The property is currently vacant and completely wooded. A tree survey submitted by the applicant is attached as appendix G.



Parcels to the north are zoned R-20 low density residential. Parcels to the east are zoned C-3 Highway Business and RCT, Residential Commercial Transition. Parcels to the south are zoned R-20 and C-3 and contain various commercial uses such as Four Seasons Ford. Parcels to the west are zoned PCD, Planned Commercial Development, C-2 Secondary Business and R-20. Surrounding land uses and zoning districts are shown in Appendix B “Existing Land Use Map” and Appendix C “Existing Zoning Map”.

COMPREHENSIVE PLAN CONSISTENCY

The subject property is classified as High Intensity Neighborhood on the 2030 Comprehensive Plan's Future Land Use Map.



Goal LU-7.

High-Intensity Neighborhood.
Encourage low-maintenance, high-density housing that supports Neighborhood and Regional Activity Centers and downtown and provides a transition between commercial and single-family development. Promote walkable neighborhood design that creates attractive and functional roadway corridors and multi-family residential neighborhoods.

Strategy LU-7.1.

Locations:

- Existing or planned high-density housing neighborhoods (greater than eight units per acre)
- Priority infill development areas where high-density development is desirable and/or expected, including:
 - Boulevard and Major Thoroughfare corridors near Neighborhood Activity Centers
 - Areas surrounding Regional Activity Centers
 - Neighborhoods near Downtown, excluding historic neighborhoods
 - Neighborhoods between Jackson Park and US-176

Strategy LU-7.2.

Primary recommended land uses:

- Single-family attached and multi-family residential
- Planned Residential Developments
- Open space

Strategy LU-7.3.

Secondary recommended land uses:

- Public and institutional uses
- Offices and retail along thoroughfares
- Recreational amenities

Strategy LU-7.4.

Development guidelines:

- Eight or more units per gross acre
- Placement of higher-intensity uses (e.g. office or higher-density residential) close to Boulevards and Major Thoroughfares, and/or adjacent to Neighborhood and Regional Activity Centers
- At least 60% open space in new residential developments greater than three acres
- Architectural guidelines to encourage compatibility between different land uses (e.g. similarities in building height, massing, roof pitch, and rhythm of windows and façade detailing)
- Encouragement of walkable neighborhood design, as described under Goal PH-3 in Chapter 2



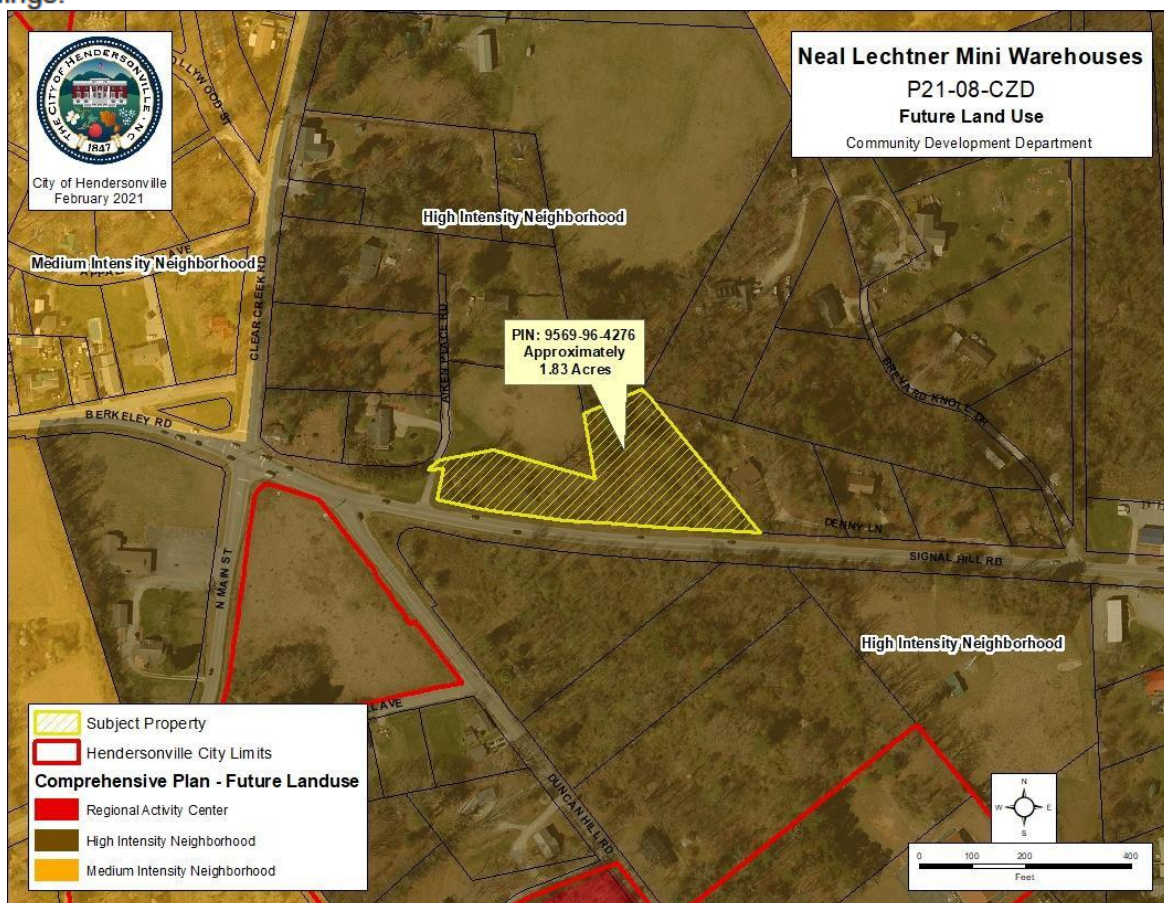
Example of High-Intensity Neighborhood development

Strategy PH-3.2.

Encourage mixed land use patterns that place residents within walking distance of services. In addition to design features, mixed-use development helps to achieve a walkable, safe neighborhood. Hendersonville's commercial corridors represent opportunities for mixed-use redevelopment on the edges of neighborhoods. Mixed-use redevelopment should incorporate multi-family residential development, offices, institutions, retail and services, either within the same building or in adjacent buildings.

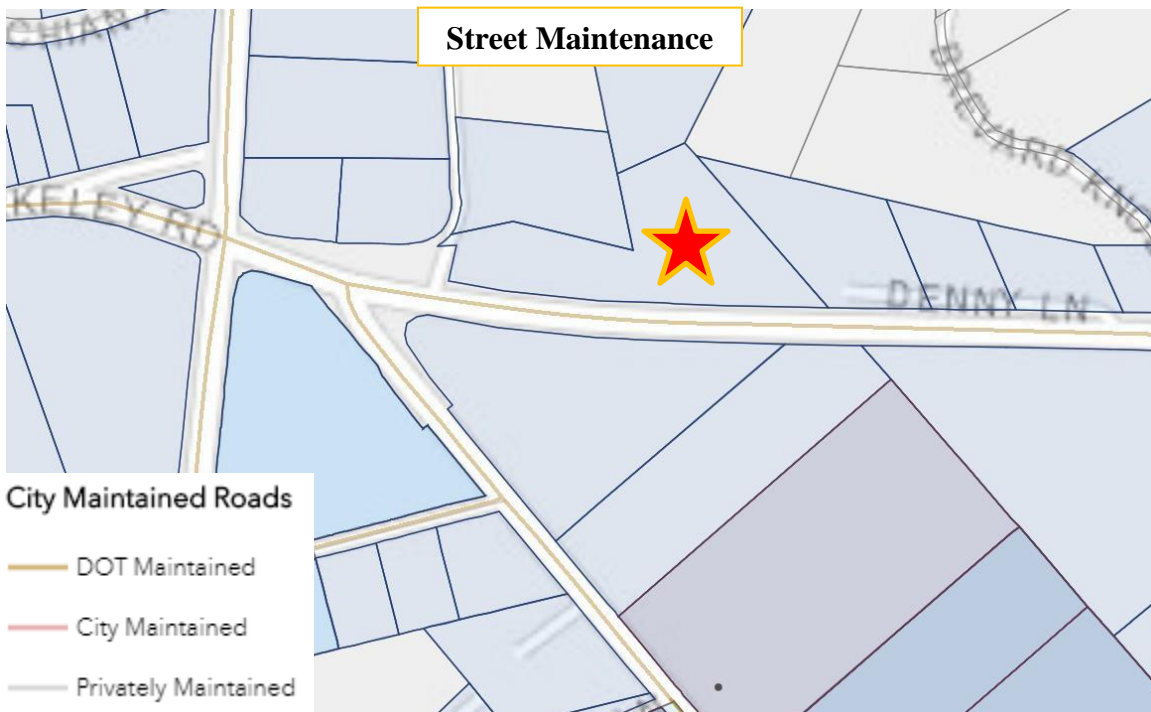
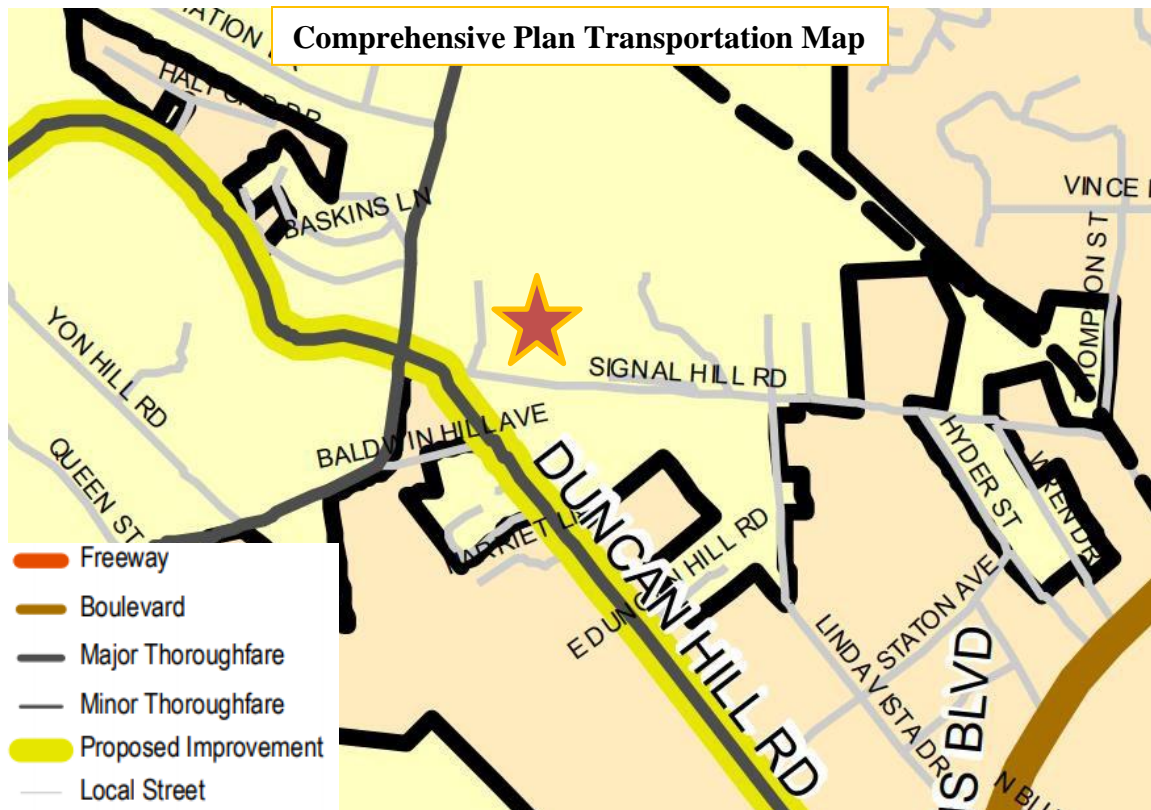
Action PH-3.2.1.

Promote mixed-use redevelopment along major thoroughfares through zoning map and/or text amendments in accordance with the High-Intensity Neighborhood and Neighborhood Activity Center classifications on the Future Land Use Map.

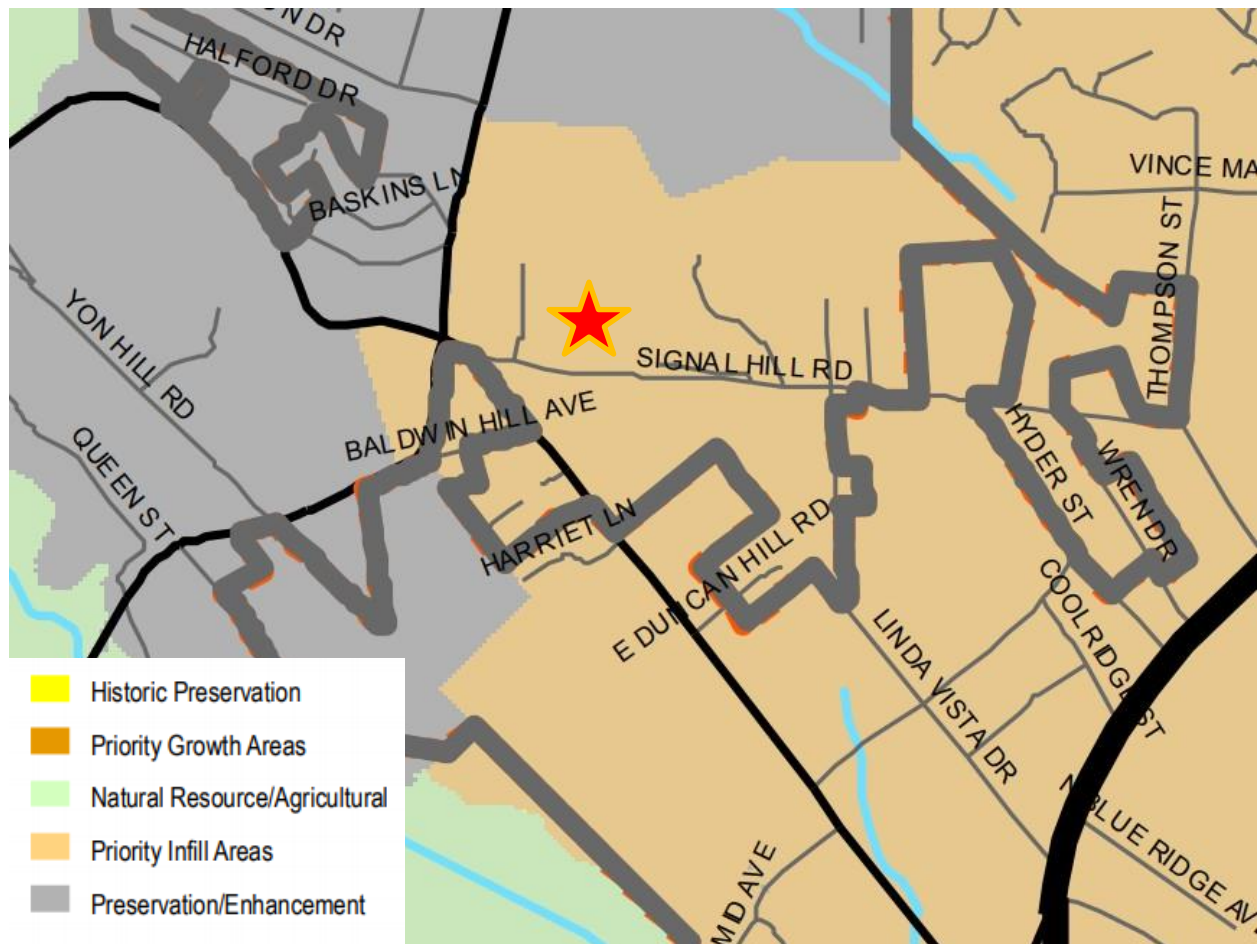


The 2030 Comprehensive Plan's Future Land Use Map designates parcels to the north and east as High Intensity Neighborhood. Parcels to the south are classified as Regional Activity Center and High Intensity Neighborhood. Parcels to the West are classified as High Intensity Neighborhood and Medium Intensity Neighborhood.

TRANSPORTATION



COMPREHENSIVE GROWTH MANAGEMENT MAP



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.”

ZONING ORDINANCE GUIDELINES

Per Section 11-4 of the City’s Zoning Ordinance, the following factors shall be considered prior to adopting or disapproving an amendment to the City’s Official Zoning Map:

1. **Comprehensive Plan consistency.** Consistency with the Comprehensive Plan and amendments thereto.

2. **Compatibility with surrounding uses.** Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.
3. **Changed conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment.
4. **Public interest.** 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.
5. **Public facilities.** 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.
6. **Effect on natural environment.** 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.

PLAN REVIEW:

The site plan is Appendix F of this memo.

Buildings

The site plan shows a 30' high mini storage building. The building has a gross floor area of 47,485 square feet and a rentable square footage of 29,050. The building is proposed to house 228 storage units of varying sizes.

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.

228 Units= 12 Spaces

1 employee on one shift= 0

- **12 spaces required.**
- **12 spaces provided plus 10 feet parking lane.**

Mini warehouses are also required to have a 10-foot-wide parking lane around the building, which is shown on the plan. Staff feels that this exceeds any parking need for the site.

Traffic Impact Analysis - Section 6-18

- It was determined that a Traffic Impact Analysis was not necessary for this project. According to the 7th edition volume 2 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.
 - Mini Warehouse – Per Employee Calculation
 - 56.28 trips per weekday
 - 7 trips peak AM hour
 - 6.12 trips peak PM hour
 - Mini Warehouse- Per 1,000 Square Feet Calculation
 - 13.44 Trips AM peak hour.
 - 13.92 trips PM peak hour
 - No data for daily trips.

Entrance

The development will have 1 entrance off of Signal Hill Road. Due to the possibility of other developments in the area and the site distance for the sight. Staff will be working directly with the applicant and NCDOT for the best possible design.

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.

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.

- Required: 5 Trees, 10 Shrubs

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

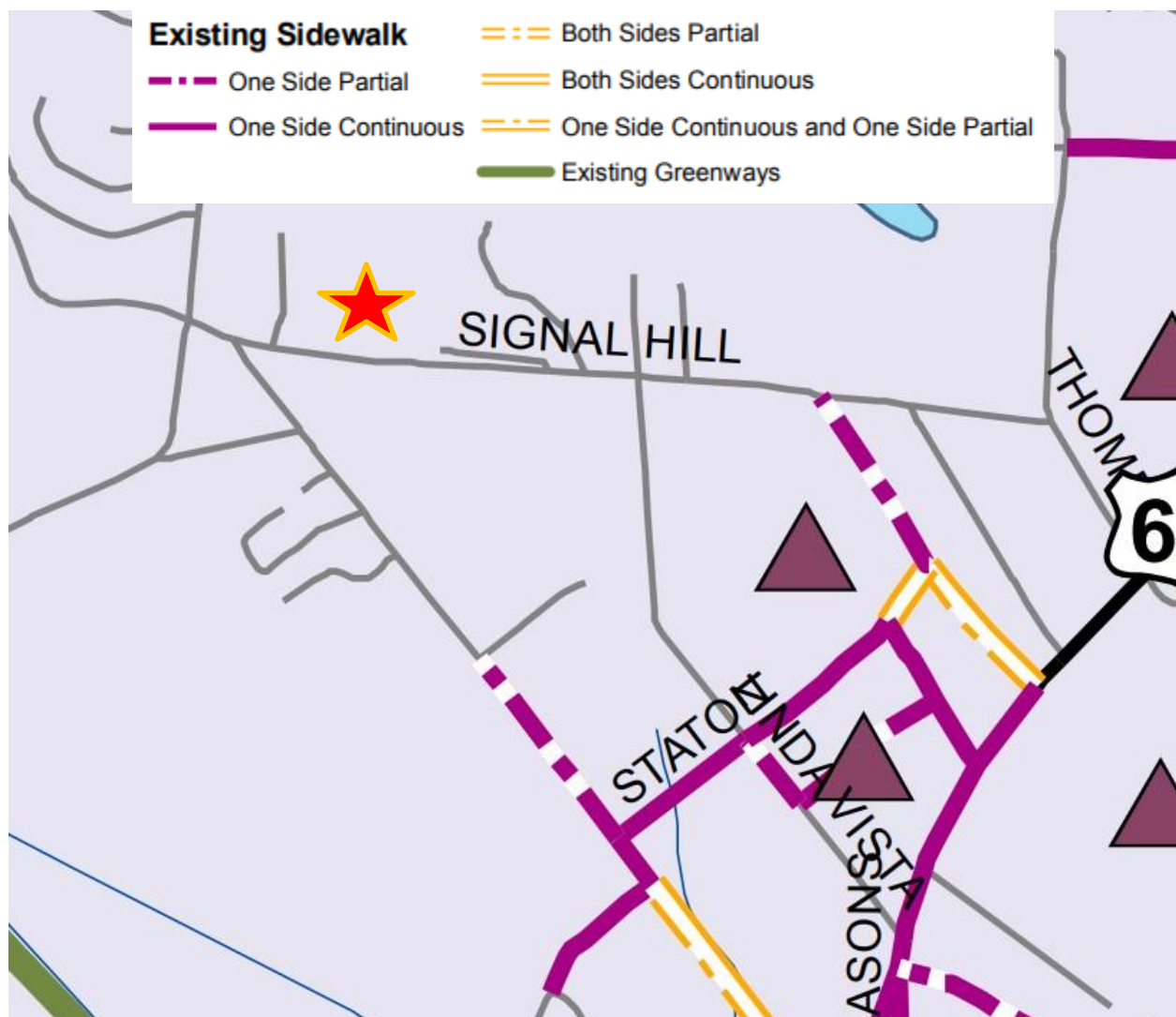
A Type B Buffer consists of: (per 100 linear feet)

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

- Buffer Calculations
 - 60 Trees
 - 375 Evergreen Shrubs
 - 495 Flowering Shrubs
- The applicant is also proposing to preserve 19 trees for existing vegetation credits outlined in 15-4 of the zoning ordinance. They are also proposing to save 3 additional trees if at all possible. The tree survey is attached as Appendix G

Sidewalks - Section 6-12

Sidewalks will be provided along the project frontage on Signal Hill Road. This area is currently not served by adequate pedestrian infrastructure as you will see in the below map.



Hendersonville Comprehensive Pedestrian Plan
Figure 2.3 ~ Pedestrian Crash Locations by Injury Severity



Although the area highlighted in the map above is not directly where the proposed development is going. You can see that the need for proposer sidewalk infrastructure is there.

Zoning District Standards - Section 5-8-4 C-3CZD Highway Business Conditional Zoning District Classification

For Lots Containing Other Uses

Minimum Lot Area in Square Feet:	10,000
Lot Area per Dwelling Unit in Square Feet:	N/A
Minimum Lot Width at Building Line in Feet:	80
Minimum Yard Requirements in Feet: Front:	35 (Front yard requirements may be reduced to ten feet for an accessory canopy structure for a commercial building or use, provided the primary structure or use conforms to the established setback requirements.)
	Side: 15
	Rear: 20

Maximum Height in Feet:

48

Proposed Height- 30'

C-3 CZD, HIGHWAY BUSINESS CONDITIONAL ZONING DISTRICT COMPARED TO R-20 LOW DENSITY RESIDENTIAL

C-3 CZD

For Lots Containing Other Uses

Minimum Lot Area in Square Feet:	10,000
Lot Area per Dwelling Unit in Square Feet:	N/A
Minimum Lot Width at Building Line in Feet:	80
Minimum Yard Requirements in Feet: Front:	35 (Front yard requirements may be reduced to ten feet for an accessory canopy structure for a commercial building or use, provided the primary structure or use conforms to the established setback requirements.)
	Side: 15
	Rear: 20

Maximum Height in Feet:

48

R-20

5-2-3 Dimensional Requirements:

Minimum Lot Area in Square Feet:	20,000
Lot Area per Dwelling Unit in Square Feet:	20,000 for the first; 10,000 for the second unit for a two family dwelling.
Minimum Lot Width at Building Line in Feet:	100
Minimum Yard Requirements in Feet:	
Principal Structure	Front: 35 Side: 15 Rear: 20
Accessory Structures	Front: 35 Side: 10 Rear: 10
Maximum Height in Feet:	35

Proposed Height- 30'

Staff Report Recommendations

STAFF COMMENTS

In this section Planning Board members can find included recommended conditions for approval here, alongside references to supporting comprehensive plan and ordinance standards for Council's consideration. City Council may approve the rezoning request with or without conditions or deny the rezoning request.

Staff Recommended Rezoning Conditions: There is one staff suggested conditions for this project. The Planning Board can still recommend their own conditions. Those recommended conditions will be considered by City Council .

The following (1) conditions are suggested for consideration by staff.

- 1) *All exterior lighting associated with the project shall be in accordance with the International Dark Sky Association's recommendation.*

Due to this development being adjacent to low density residential and an exiting single-family home, staff feel that the usage of lighting recommended by the Dark Sky Association would be beneficial in this area.

Developer Proposed Conditions: These conditions are included in the attached suggested motion. They can be included or removed at Council's discretion and upon agreement by the parties involved.

- 1) *50% reduction in required buffer plantings for the yellow area shown in appendix H. The purple area will be planted at 100% of the buffer requirement.*

The developer is proposing the 50% reduction due to no structures going in this area, and if a structure were to be proposed then it would have to go back through the review process.

Tree Board Proposed Conditions: These conditions are included in the attached suggested motion. They can be included or removed at Council's discretion and upon agreement by the parties involved.

- 1) Tree Board did not meet prior to this staff report being sent out. Any proposed Tree Board Conditions will be provided prior to the Planning Board meeting.

Planning Report
Neighborhood Compatibility Meeting
Application for a Conditional Zoning District
Neal Lechtner Mini Warehouses File # P21-08-CZD
Wednesday, February 10, 2021 2:00 p.m.

Tyler Morrow, Planner, convened the compatibility meeting at 2:00 pm in the Council Chambers of City Hall. Approximately two City staff were in attendance. The follow attended:

Name	Address	Name	Address
Matt Manley	staff		
Tyler Morrow	staff		

Mr. Morrow opened the meeting explaining this is the first step in a three-step process. He explained the conditional rezoning process adding anyone who received notice of this meeting would receive notice of the City Council Public Hearing. Minutes of this meeting will be forwarded to Planning Board and City Council. Mr. Morrow said the project will go before the Planning Board and then move on to City Council for final approval. Mr. Morrow stated this meeting is for the neighbors to learn about the project and they should focus on the compatibility of the project in the neighborhood. This is a virtual meeting and Mr. Morrow explained the process and the steps to participate in the meeting. This is an informal meeting so state your name and address before making any comments as minutes of this meeting are being taken.

Mr. Morrow stated the property is currently zoned R-20, Low Density Residential and the proposed zoning is C-3 CZD, Highway Business Conditional Zoning District. This project is for a 38,030 sq. ft. building that will house 310 rental units. The rezoning application stated it would be 15,800 sq. ft. facility and house 246 rental units. This will be a four-story facility located on Signal Hill Road. This property is currently vacant and is located at the intersection of Signal Hill Road and Aiken Road.

Bronce Pesterfield with Pesterfield Engineering was on call representing the developer. He stated the purpose of the facility is to meet an unmet need in the community due to the development of new apartment buildings in the area. They plan to meet all requirements and feel this can be an asset to the area.

Mr. Morrow stated they will hear the live comments. He explained the raise hand feature and asked each person to state their name and address for the record.

Ken Fitch, 1046 Patton Street had concerns about the access to the development and felt this was not a safe access due to the limited site distance and the speeding on Signal Hill Road. He was also concerned about the building's height and size. The height and size of the building and the change in the elevation of the site will change the whole character of the neighborhood.

Mike Vann, Mountain Home stated he doesn't feel this facility is needed since Signal Hill Storage, a 500-unit facility has been approved and is being constructed at the corner of Signal Hill Road and Linda Vista Drive. He feels a second storage facility within one block is not in the best interest of the city and the demographics do not currently support the need for two storage facilities in such close proximity.

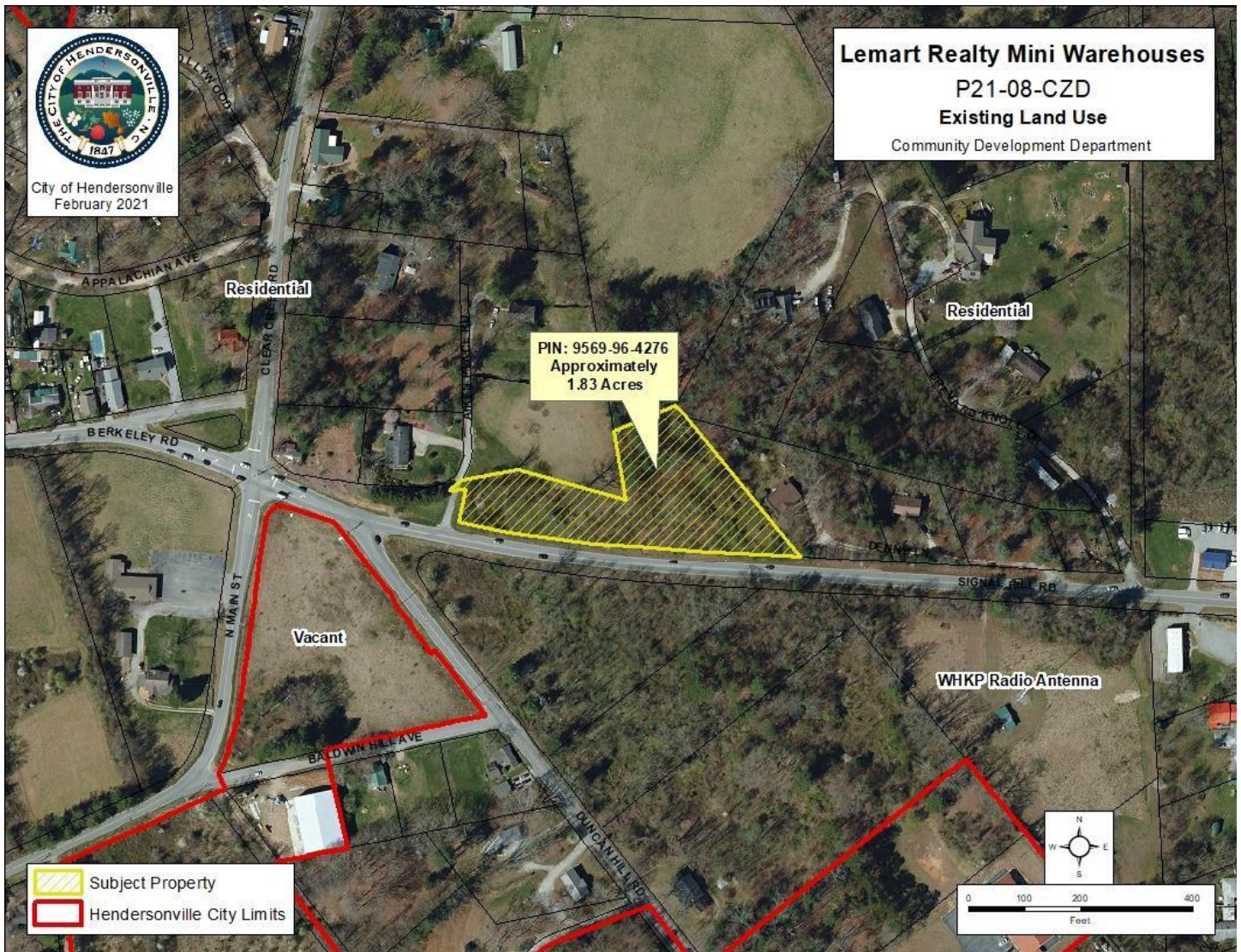
Mr. Morrow asked if anyone else would like to comment. No other comments were made.

Mr. Morrow stated this concludes the meeting. He stated the next step for this project is the Planning Board and everyone that got noticed will be noticed of the Planning Board meeting as well. The property will also be posted with the meeting information on the sign. This could go before the Planning Board in March.

With no further comments or questions, Mr. Morrow closed the meeting at 2:30 pm.

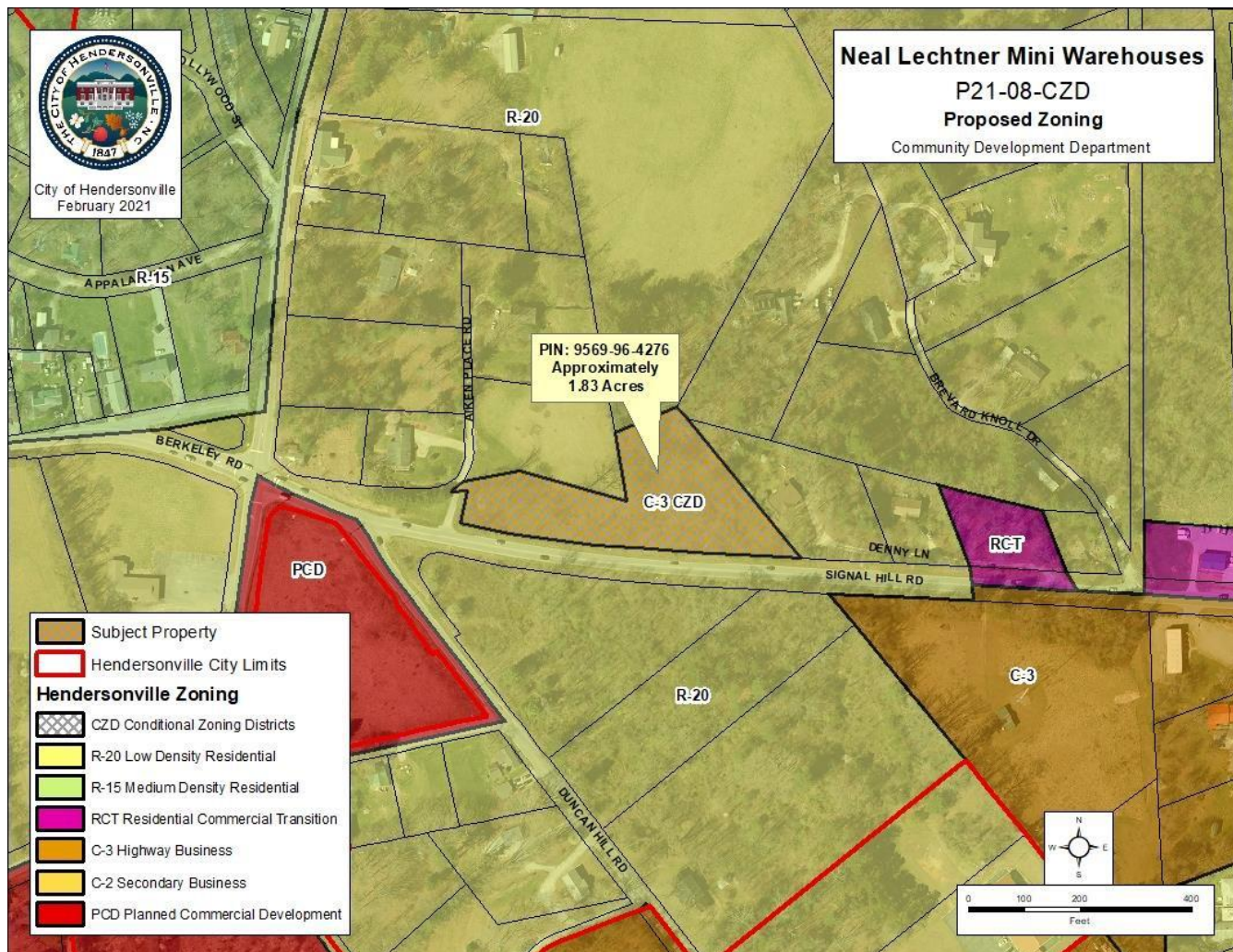
Appendix B

Existing Land Use Map



Appendix C

Proposed Zoning Map



Appendix D Site Photos



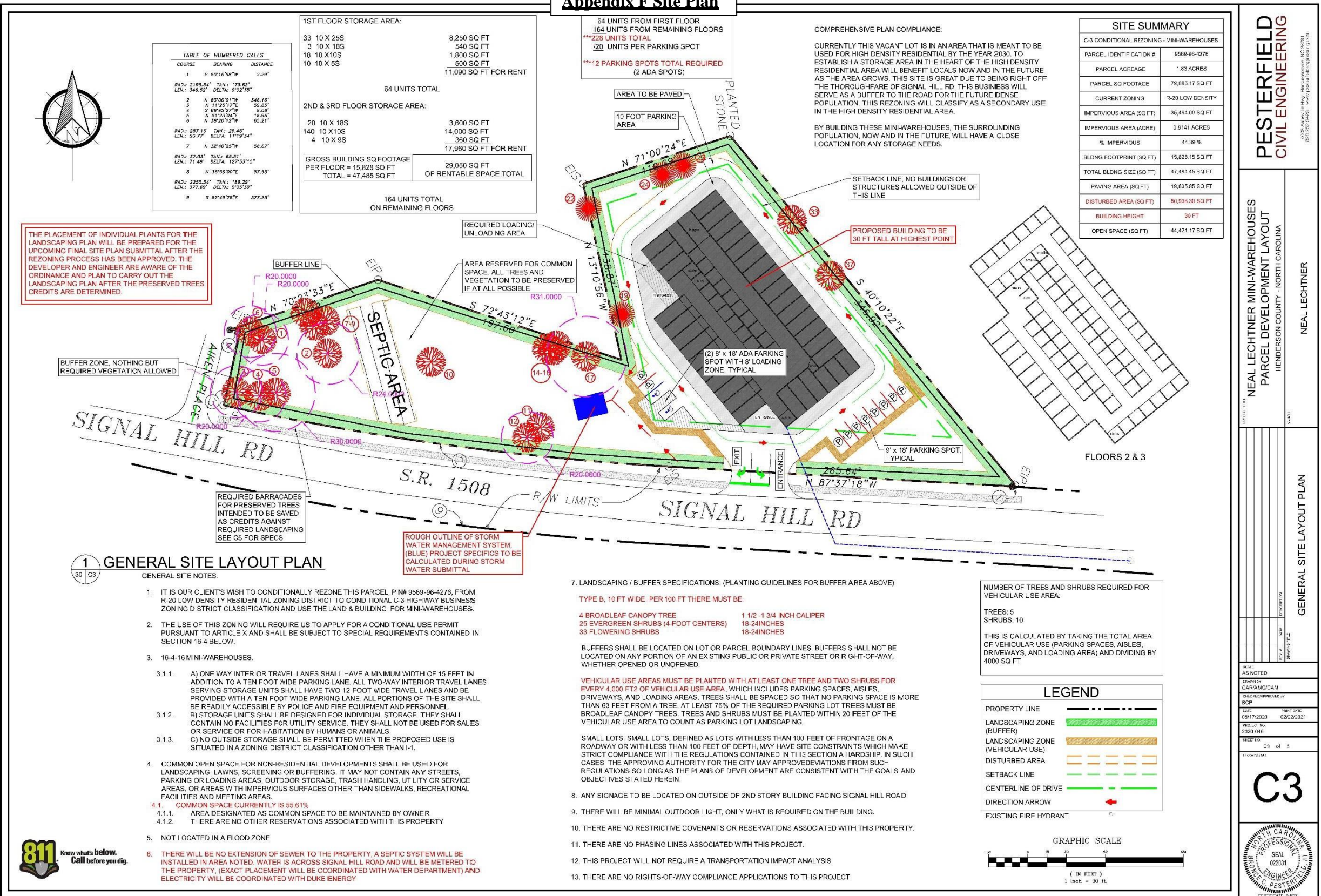


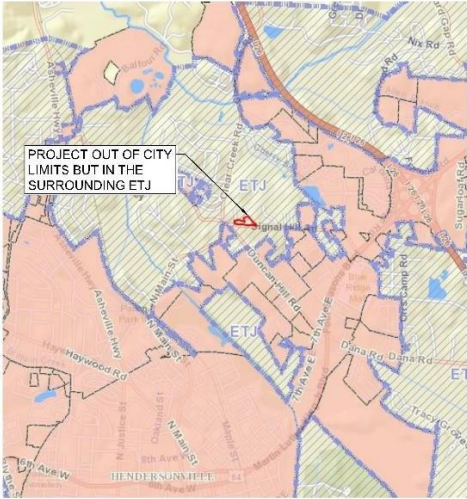
Appendix E

Existing Trees



Appendix F Site Plan





CITY LIMITS
SCALE: NOT TO SCALE

1
C4

SECTION 5-8 C-3 HIGHWAY BUSINESS ZONING DISTRICT CLASSIFICATION.

THIS ZONING DISTRICT CLASSIFICATION IS DESIGNED PRIMARILY TO ENCOURAGE THE DEVELOPMENT OF RECOGNIZABLE, ATTRACTIVE GROUPINGS OF FACILITIES TO SERVE PERSONS TRAVELING BY AUTOMOBILE AND LOCAL RESIDENTS. SINCE THESE AREAS ARE GENERALLY LOCATED ON THE MAJOR HIGHWAYS, THEY ARE SUBJECT TO THE PUBLIC VIEW. THEY SHOULD PROVIDE AN APPROPRIATE APPEARANCE, AMPLE PARKING, AND BE DESIGNED TO MINIMIZE TRAFFIC CONGESTION.

5-8-2 CONDITIONAL USES: THE FOLLOWING USES SHALL BE PERMITTED IN THE C-3 HIGHWAY BUSINESS ZONING DISTRICT CLASSIFICATION ONLY UPON ISSUANCE OF A CONDITIONAL USE PERMIT PURSUANT TO ARTICLE X AND SHALL BE SUBJECT TO SPECIAL REQUIREMENTS CONTAINED IN SECTION 16-4, BELOW:

- ANIMAL BOARDING FACILITIES
- BUS STATIONS
- CHILD CARE CENTERS
- CIVIC CLUBS & FRATERNAL ORGANIZATIONS
- MINI-WAREHOUSES
- PRIVATE CLUBS
- PUBLIC UTILITY FACILITIES

5-8-3 DIMENSIONAL REQUIREMENTS:

FOR LOTS CONTAINING ONLY RESIDENTIAL USES:

MINIMUM LOT AREA IN SQUARE FEET: 6,000
LOT AREA PER DWELLING UNIT IN SQUARE FEET: 6,000 FOR THE FIRST;
4,000 FT² FOR ONE ADDITIONAL DWELLING UNIT IN ANY ONE BUILDING.
MINIMUM LOT WIDTH AT BUILDING LINE IN FEET: 50
MINIMUM YARD REQUIREMENTS IN FEET: FRONT: 20
SIDE: 8
REAR: 10

MAXIMUM HEIGHT IN FEET: 35

FOR LOTS CONTAINING OTHER USES:

MINIMUM LOT AREA IN SQUARE FEET: 10,000
LOT AREA PER DWELLING UNIT IN SQUARE FEET: N/A
MINIMUM LOT WIDTH AT BUILDING LINE IN FEET: 80
MINIMUM YARD REQUIREMENTS IN FEET:
FRONT: 35 (FRONT YARD REQUIREMENTS MAY BE REDUCED TO TEN FEET FOR AN ACCESSORY CANOPY STRUCTURE FOR A COMMERCIAL BUILDING OR USE, PROVIDED THE PRIMARY STRUCTURE OR USE CONFORMS TO THE ESTABLISHED SETBACK REQUIREMENTS.)
SIDE: 15
REAR: 20
MAXIMUM HEIGHT IN FEET: 48

ZONING DISTRICT STANDARDS

SCALE: NOT TO SCALE

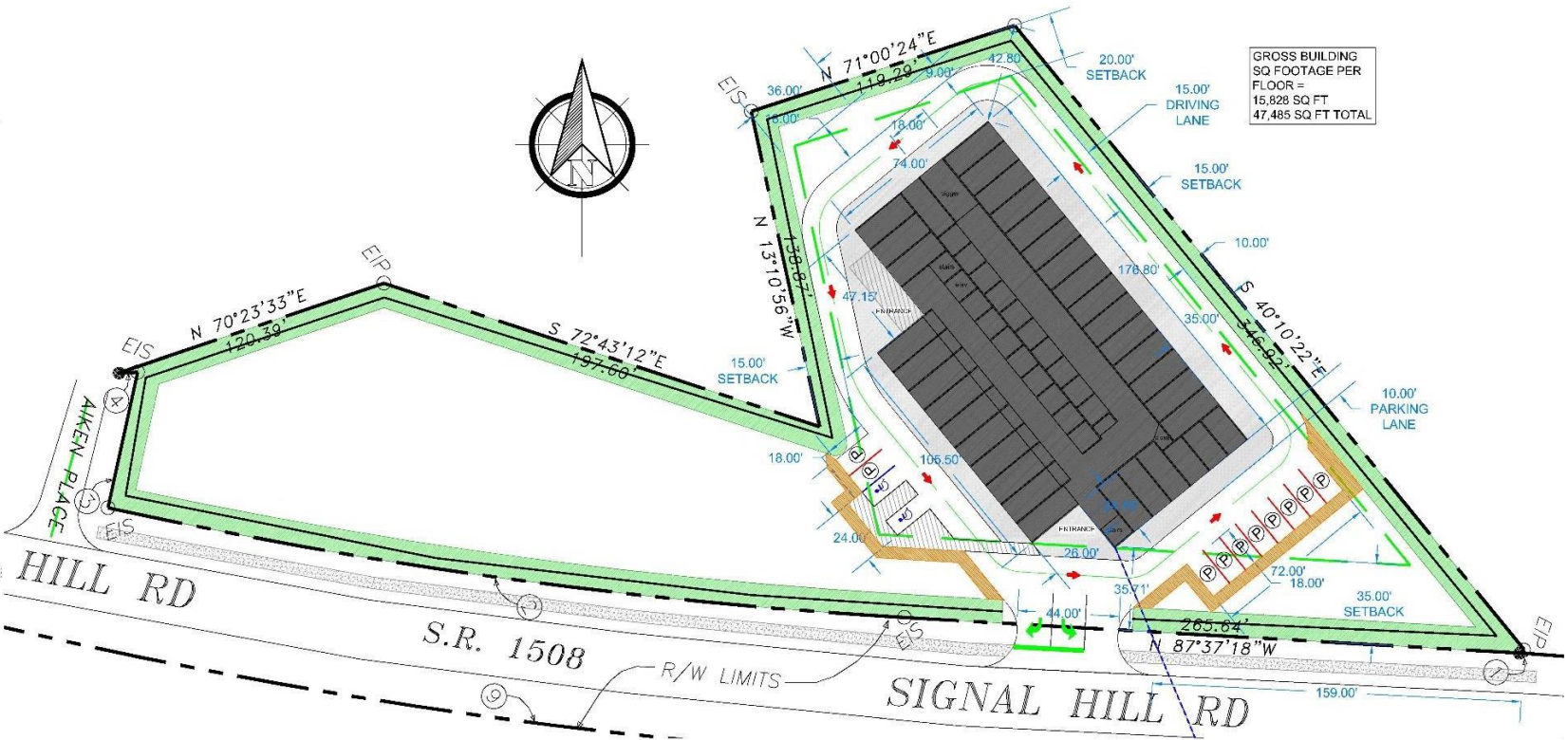
3
C4



C-3 BUSINESS - PROJECT PARCEL IS UNDERGOING REZONING PROCESS TO BE C-3

ZONING
SCALE: NOT TO SCALE

2
C4



DIMENSIONS
SCALE: NOT TO SCALE

4
C4



PESTERFIELD
CIVIL ENGINEERING

NEAL LECHTNER MINI-WAREHOUSES
PARCEL DEVELOPMENT LAYOUT

HENDERSON COUNTY - NORTH CAROLINA

NEAL LECHTNER

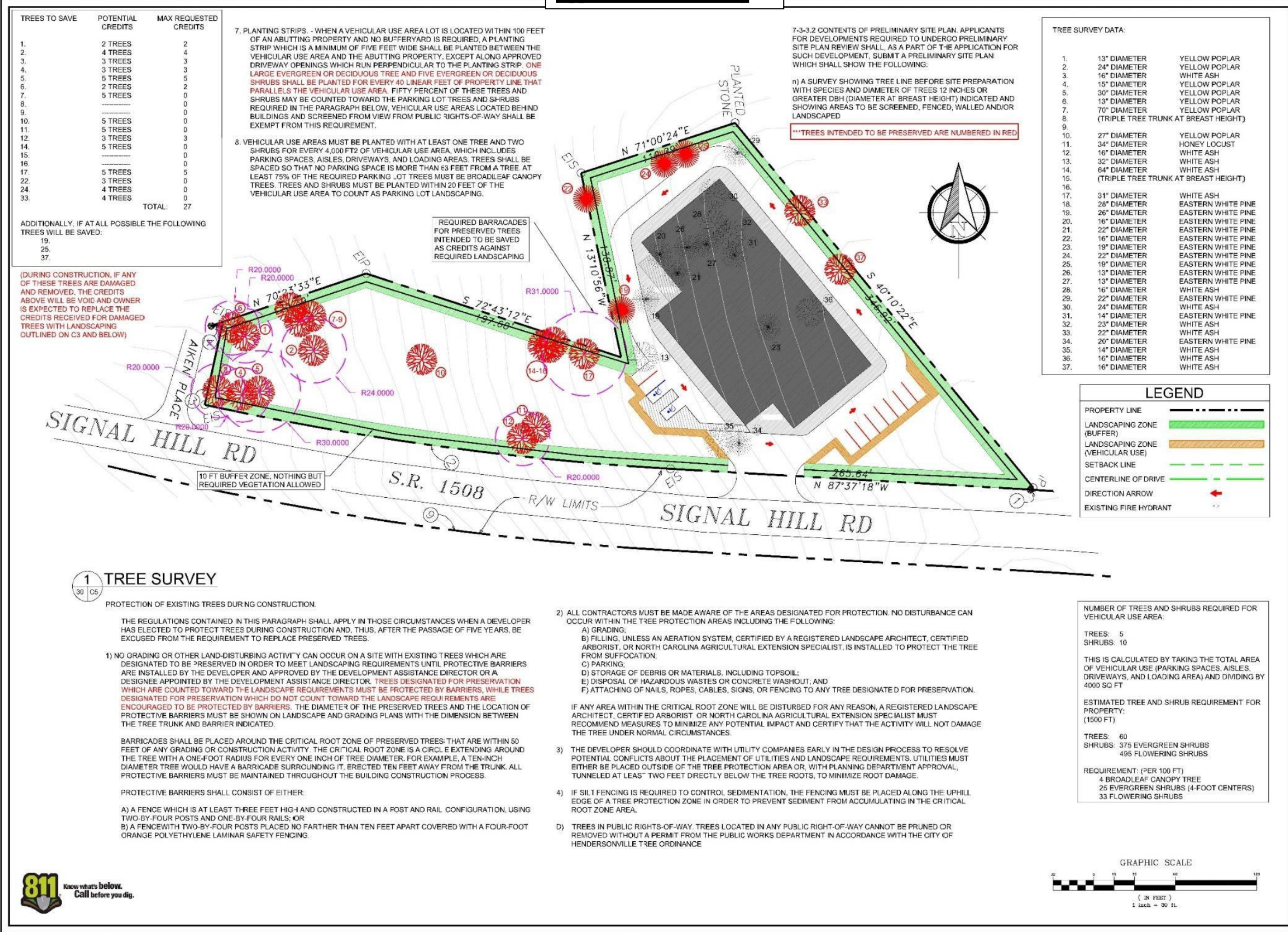
ADDITIONAL PROJECT INFORMATION

DATE	DESCRIPTION
08/17/2020	02/22/2021
2020-048	

C4



Appendix G- Tree Survey



PESTERFIELD
CIVIL ENGINEERING

NEAL LECHTNER MINI-WAREHOUSES
PARCEL DEVELOPMENT LAYOUT

HENDERSON COUNTY - NORTH CAROLINA

NEAL LECHTNER

TREE SURVEY

C5



