

STANDARD REZONING: IRONWOOD SQUARE (26-43-RZO)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT
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PROJECT SUMMARY

- Project Name & Case #:
 - Ironwood Square Initial Zoning
 - 26-47-RZO

- Applicant & Property Owner:
 - City Initiated Initial Zoning

- Property Address:
 - 831, 835, and 837 Case Street

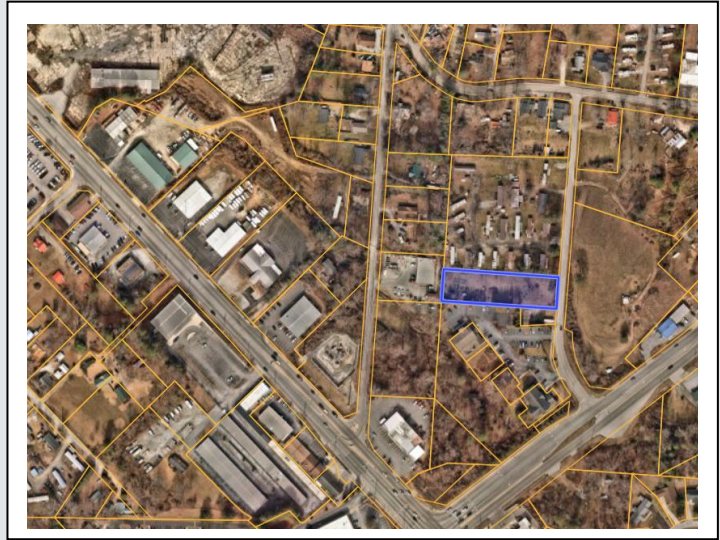
- Project Acreage:
 - .87 Acres

- Parcel Identification (PINS):
 - 9577-79-2337
 - 9577-79-3365
 - 9577-79-4384

- Current Parcel Zoning:
 - Henderson County community Commercial

- Proposed Zoning District:
 - C-3 Highway Commercial

- Future Land Use Designation:
 - Mixed Use Commercial



SITE VICINITY MAP

The City of Hendersonville has initiated a Zoning Map Amendment application for three properties located at 831, 835, 837 Case Street, Pins 9577-79-2337, 9577-79-3365, and 9577-79-4384 totaling 0.87 Acres. The property is currently Henderson County Community Commercial. The subject properties were recently annexed into the City limits at the July 2nd City Council meeting. Because of this, the City has 60 days to zone the properties.

The City is requesting initial zoning of the properties to C-3 Highway business, which aligns with other adjacent properties in the City limits.

If rezoned, there will not be a binding site plan, list of uses, nor conditions placed on the site. All permitted uses within the C-3 district would be allowed on the site. 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 of subject property from Case Street.

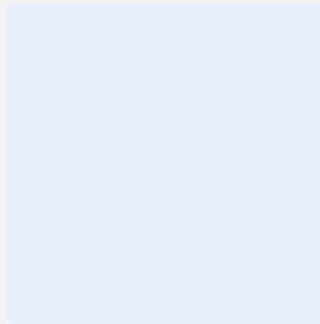


View looking east into subject property. The subject property is currently a mix of trees and open field.

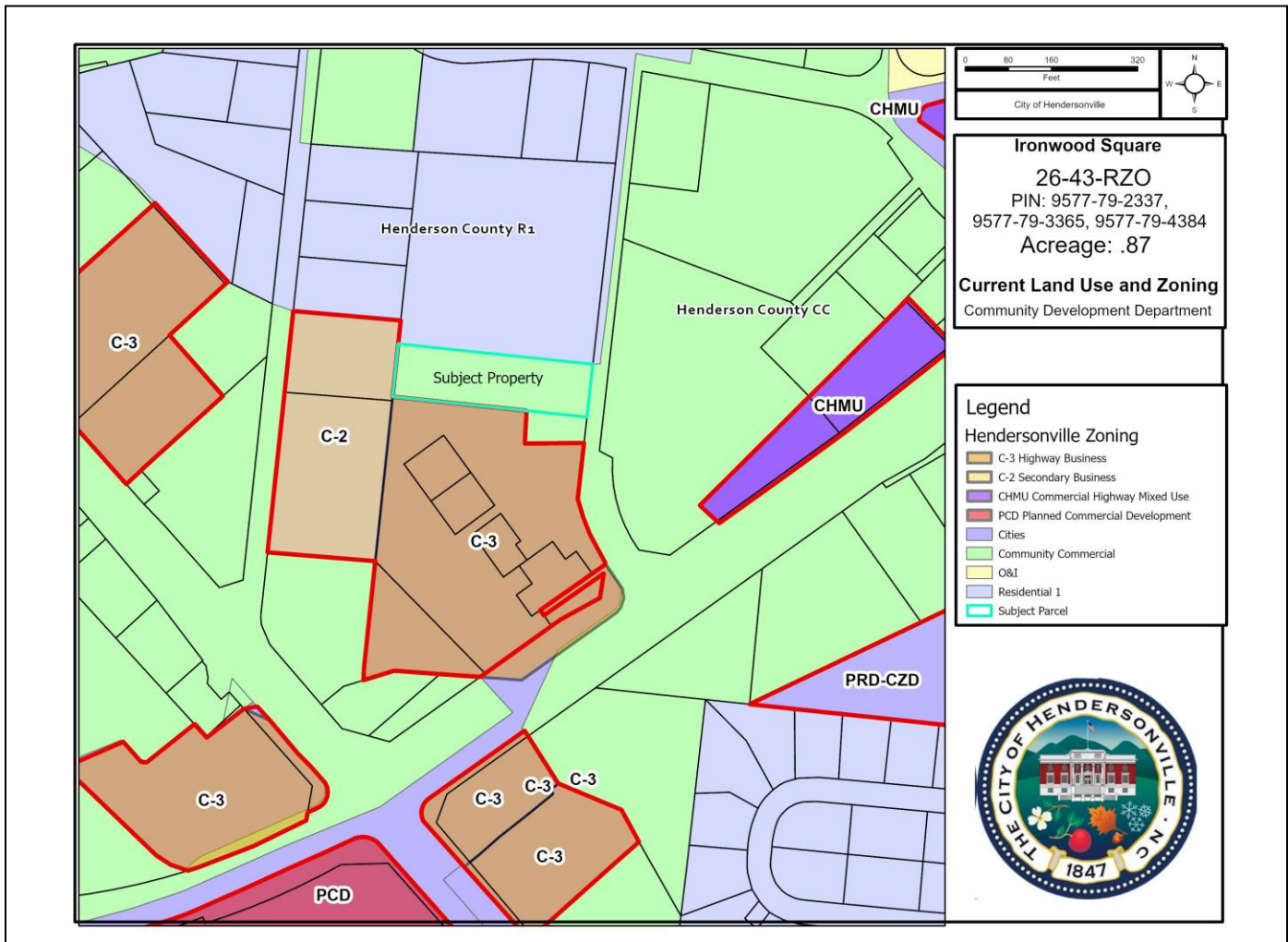
SITE IMAGES



View further to the east of subject property.



EXISTING ZONING & LAND USE

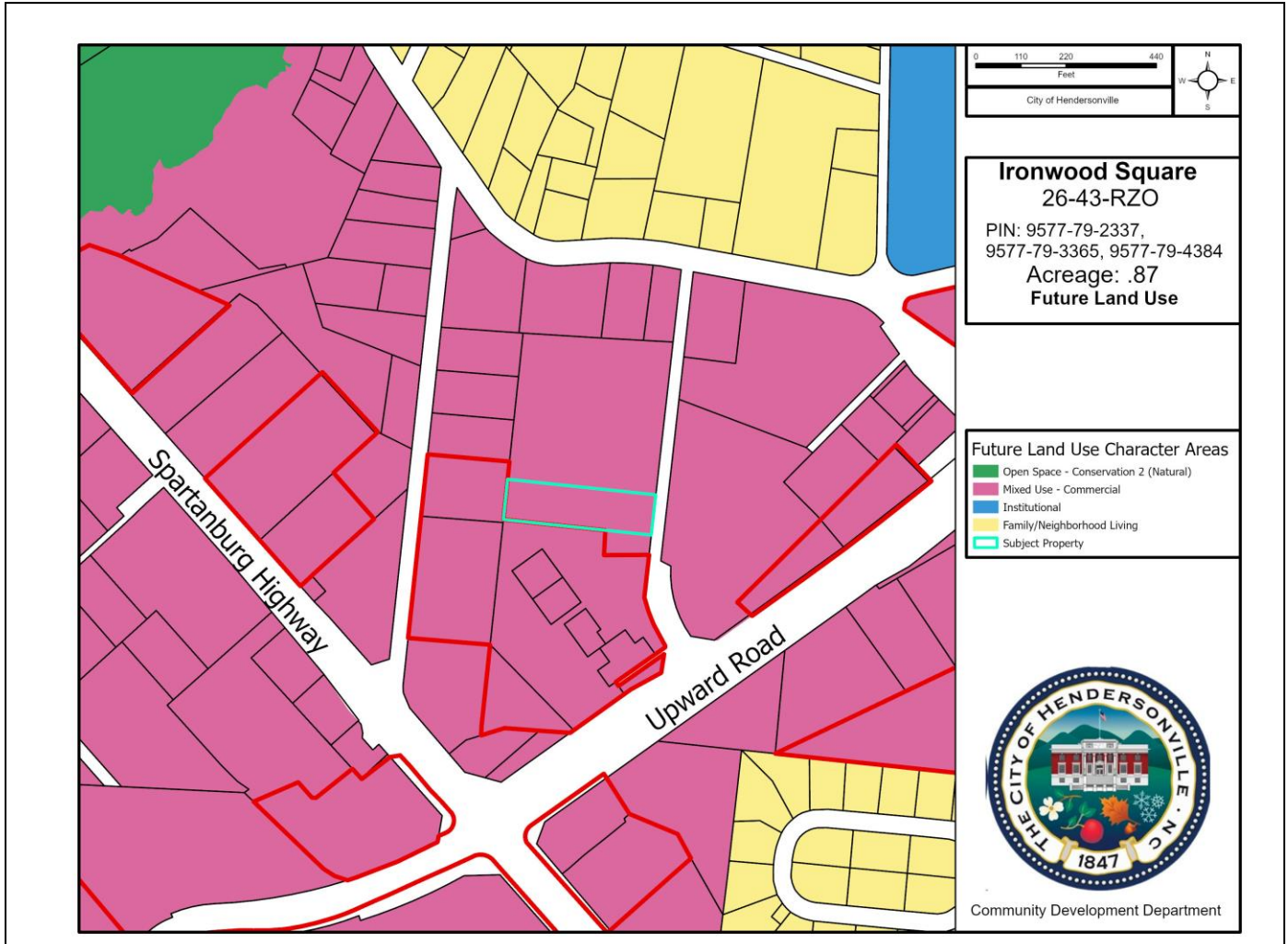


Existing Zoning & Current Land Use Map

The subject property is currently outside the municipal limits and the City’s ETJ and is zoned Henderson County Community Commercial. The property is made up of a vacant 0.87 acre lot that fronts on Case Street. The adjacent parcel within City Limits is zoned C-3 Highway Commercial.

The land uses in this area are typical of an urban-rural transition area ranging from vacant and low density residential to higher intensity commercial uses. Immediately to the properties north is a manufactured home park, and to the east across Case Street is a vacant parcel. To the south is an office development.

FUTURE LAND USE



Future Land Use & Conservation Map

The City’s Gen H 2045 Comprehensive Plan designates the subject property as “Mixed Use - Commercial” in the Future Land Use & Conservation Map. The adjacent properties all fall within this district. The description of the district is:

These areas are centers of activity with a mix of retail, restaurant, service, office, and civic uses, as well as various residential housing types. The mix can be horizontal or vertical, with changes in use between floors of the same building. Buildings of two or more stories are common, and streets feature short block lengths and pedestrian facilities. Open spaces include plazas, formal greens, and pocket parks. This activity center is intended to be the City’s most intense district outside of the Downtown character area.

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
1) COMPREHENSIVE PLAN CONSISTENCY	<p>LAND SUPPLY, SUITABILITY & INTENSITY The subject property is not included in the Land Supply Map or the Land Suitability Map. The subject property is located in an area designated as “High Intensity” for Development Intensity. The subject property is <u>not</u> located in one the 5 Focus Areas. The subject property <u>is</u> located in a Focused Intensity Node.</p>
	<p>FUTURE LAND USE & CONSERVATION MAP Character Area Designation: Mixed Use – Commercial Character Area Description: Consistent Zoning Crosswalk: Inconsistent Focus Area Map: NA</p>
2) COMPATIBILITY	<p>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property</p>
	<p>EXISTING CONDITIONS The subject property is surrounded by commercial office space to its south. Other properties in city limits in the immediate vicinity are zoned C-3 and C-2, as well as CHMU. To the north in the County’s jurisdiction, the uses are predominantly residential. To the immediate north is a manufactured home park. The subject property is vacant and undeveloped.</p>
	<p>GEN H COMPREHENSIVE PLAN GOALS (Chapter IV) Vibrant Neighborhoods: Consistent Abundant Housing Choices: Somewhat 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) Mix of Uses: Consistent Compact Development: Consistent Sense of Place: Somewhat Consistent Conserved & Integrated Open Spaces: Somewhat Inconsistent Desirable & Affordable Housing: Inconsistent Connectivity: Somewhat Consistent Efficient & Accessible Infrastructure: Somewhat Consistent</p>
3) Changed	<p>DESIGN GUIDELINES ASSESSMENT – N/A</p> <p>Whether and the extent to which there are changed conditions,</p>

<p>Conditions</p>	<p>trends or facts that require an amendment -</p> <p>This area is seeing gradual change over time from a residential area to a commercial node. The Gen H comprehensive plan calls out this area specifically because of the intersection of Spartanburg Highway and Upward Road.</p>
<p>4) Public Interest</p>	<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>The expansion of C-3 in this area does provide for one of the most robust commercial zoning districts in the City. However, there are limitations with this district because it does not offer many housing opportunities. Additionally, there are no design standards associated with this district.</p>
<p>5) Public Facilities</p>	<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 was annexed by the City, and therefore, will connect to city utilities and will utilize other city services.</p>
<p>6) Effect on Natural Environment</p>	<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>The project will be required to meet any natural resource protection standards that are triggered through the development of the project.</p>

