

STANDARD REZONING: 799 S. GROVE STREET (P23-95-RZO)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - 799 S. Grove Street Rezoning
 - P23-95-RZO
- Applicant & Property Owner:
 - Roy D. Neil [Applicant and Owner]
- Property Address:
 - 799 S. Grove Street
- Parcel Identification (PIN):
 - 9578-14-0598
- Project Acreage:
 - 0.52 Acres
- Current Parcel Zoning:
 - R-15 Medium Density Residential
- Requested Zoning:
 - C-2 Secondary Business
- Future Land Use Designation:
 - High Intensity Neighborhood

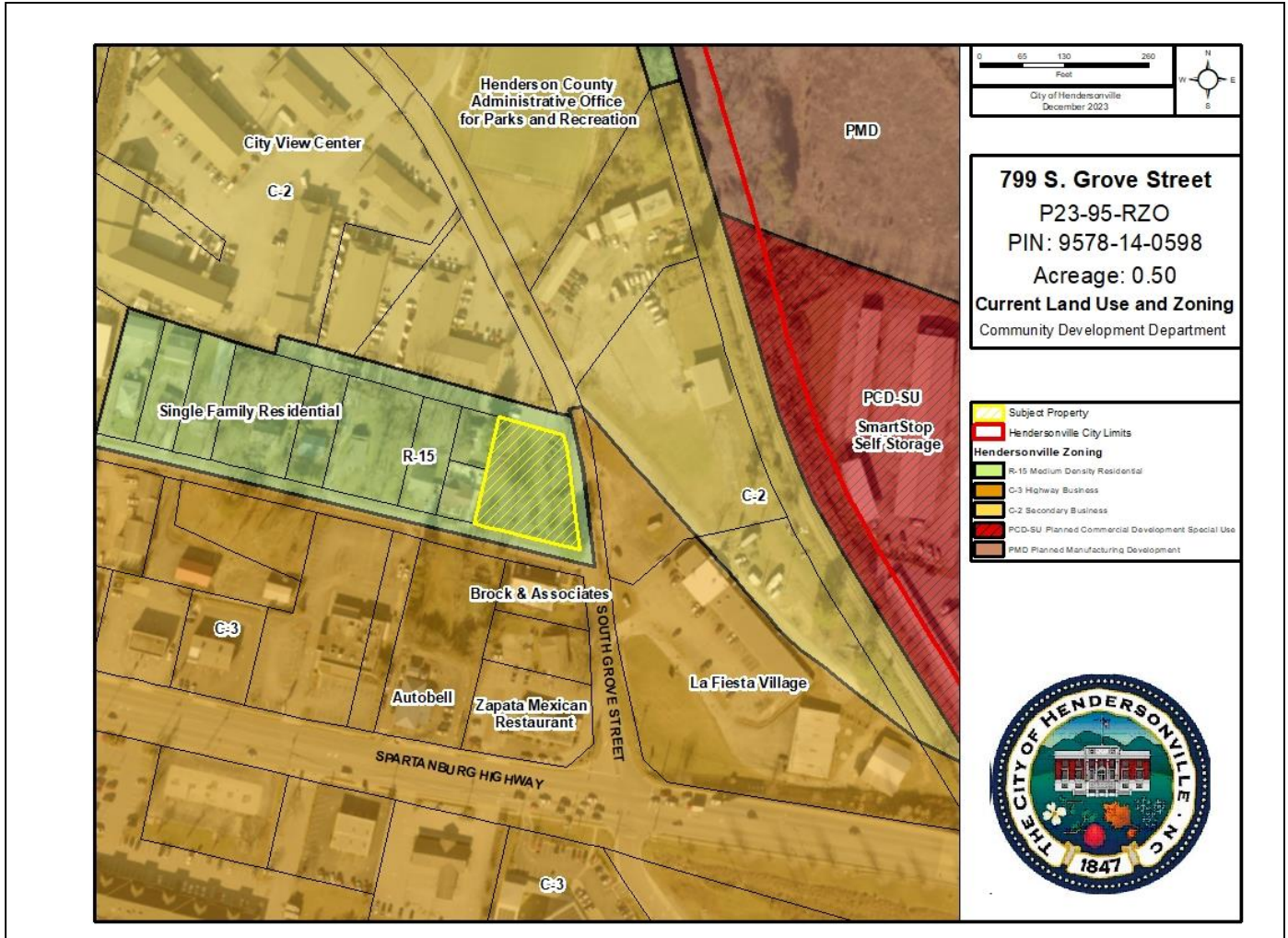


SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for a Standard Rezoning from Roy D. Neil, applicant/property owner. The applicant is requesting to rezone the subject property at 799 S. Grove Street (PIN: 9578-14-0598) totaling 0.52 acres, from R-15, Medium Density Residential to C-2 Secondary Business.

If rezoned, there will not be a binding site plan, list of uses or conditions placed on the site. All permitted uses within the C-2 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.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is the “endcap” of a residentially zoned area between two commercial districts. The parcels closer to Spartanburg Highway are zoned C-3 and contain uses that are found along our major commercial thoroughfares. The properties to the north along S. Grove Street are zoned C-2 and contain a variety of commercial land uses. The R-15 zoning, and single-family land uses located along Hillview Blvd represent the final remnants of what once was an entirely residential area (Hillview Subdivision originally platted July 12, 1946).

The subject property is adjacent to C-2 to the north and across the street from C-3 to the south and east. C-3 consists of highway focused businesses and is the prominent zoning district along all of our major corridors (4 Seasons Blvd., Spartanburg Highway, Asheville Highway). C-2 is less prominent around the city and is found more along the railroad corridors.

SITE IMAGES



View of the subject property from the "City View Center" plaza.



View of the subject property from the intersection of S. Grove Street and Hillview Boulevard.

SITE IMAGES



Typical view within the subject property.



View from Hillview Boulevard to the subject property.

SITE IMAGES

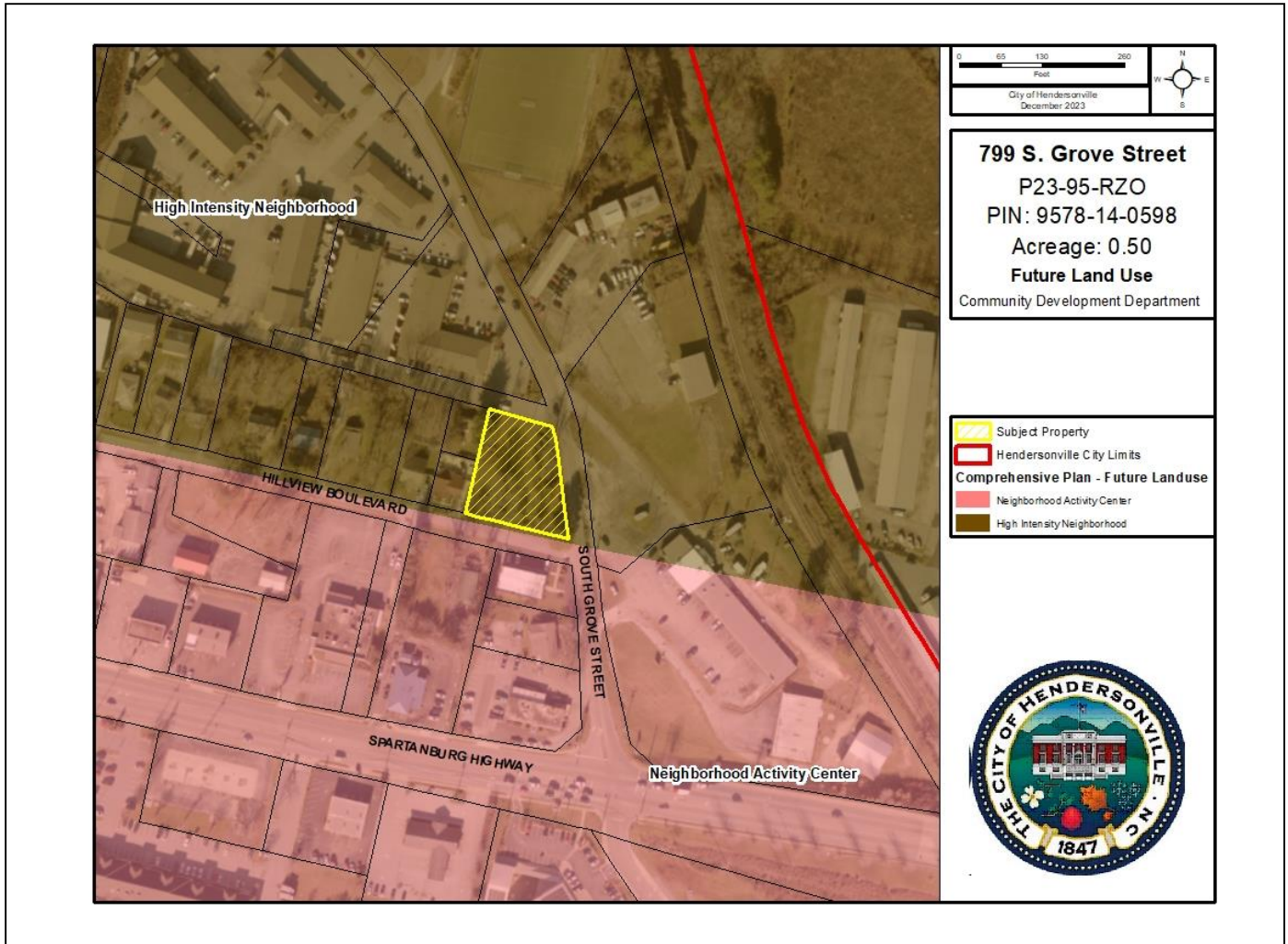


View of Brock & Associates which is located across Hillview Blvd. from the subject property.



View of City View Center which is adjacent to the subject property.

FUTURE LAND USE



City of Hendersonville Future Land Use Map

Hillview Blvd serves as the transition line between High Intensity Neighborhood and Neighborhood Activity Center as established in the Comprehensive Plan.

The 2030 Comprehensive Plan’s Future Land Use Map designates the subject property as High Intensity Neighborhood. This designation is also representative of the parcels north of Hillview Blvd, and those fronting either side of S. Grove St north of the subject property.

Properties to the south of Hillview Blvd are designated as Neighborhood Activity Center - as are all of the properties in the vicinity of Spartanburg Highway.

It should be noted that High Intensity Neighborhood designation calls for dense residential uses, but it does not recommend commercial uses along local streets. The commercial uses along S. Grove St that are designated as High Intensity Neighborhood would likely still be in alignment with the Comp Plan due to their location along a Minor Thoroughfare.

COMPREHENSIVE PLAN CONSISTENCY	
Future Land Use	<p>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</p>
	<p>Strategy LU-7.1. Locations:</p> <ul style="list-style-type: none"> • Neighborhoods between Jackson Park and US-176 [CONSISTENT]
	<p>Strategy LU-7.2. Primary recommended land uses:</p> <ul style="list-style-type: none"> • Single-family attached [CONSISTENT] and multi-family residential [INCONSISTENT] • Planned Residential Developments [INCONSISTENT] • Open space [CONSISTENT]
	<p>Strategy LU-7.3. Secondary recommended land uses:</p> <ul style="list-style-type: none"> • Public and institutional uses [CONSISTENT] • Offices and retail along thoroughfares [CONSISTENT] • Recreational amenities [CONSISTENT]
	<p>Strategy LU-7.4. Development guidelines:</p> <ul style="list-style-type: none"> • Eight or more units per gross acre [PARTIALLY CONSISTENT ~ C-2 Min. Lot Size = 7 units per acre; C-2 Minor PRD = 8.5 units per 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 [CONSISTENT] • At least 60% open space in new residential developments greater than three acres [INCONSISTENT] • 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) [INCONSISTENT] • Encouragement of walkable neighborhood design [INCONSISTENT]
Land Use & Development	<p>Growth Management (Map 8.3a): Designated as a “Priority Infill Area” - 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</p>
	<p>Goal LU-1. Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods.</p>
	<p>Strategy LU-1.1. Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the “Priority Infill Areas” on Map 8.3a.</p>

Population & Housing	<i>Strategy PH-1.1 – Promote Compatible infill development...</i>
	<i>Goal PH-3 – Promote safe and walkable neighborhoods. Strategy PH-3.2 - Encourage mixed land use patterns that place residents within walking distance of services.</i>
Natural & Environmental Resources	<i>No Goals, Strategies, or Actions are directly applicable to this project.</i>
Cultural & Historic Resources	<i>No Goals, Strategies, or Actions are directly applicable to this project.</i>
Community Facilities	<i>No Goals, Strategies, or Actions are directly applicable to this project.</i>
Water Resources	<i>No Goals, Strategies, or Actions are directly applicable to this project.</i>
Transportation & Circulation	<i>TC-1.1. Encourage mixed-use, pedestrian-friendly development that reduces the need to drive between land uses.</i>

GENERAL REZONING STANDARDS	
Compatibility	Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –
	The subject property fronts on S. Grove Street. Most of the parcels along this corridor have through time transitioned into commercial uses with very minimal S. Grove Street facing residences remaining. Judging by historical aerial photography, the property has been vacant since around 2009. Before this time, there was a single-family home located on the property. There are currently only 2 parcels with strictly residential zoning (R-15) along Grove Street (this one included).
Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	Through time, Grove Street has become a minor commercial throughfare that connects the major commercial corridors of US 64 and US 176.
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 -
	The rezoning will allow for additional commercial development in an area that has transitioned from single-family residential to commercial zoning. It also creates the possibility of developing a long vacant parcel along a minor thoroughfare.
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
	City water and sewer are both available to the site. The site will be served by a NCDOT maintained street (S. Grove) which is classified as a “minor thoroughfare” and a City maintained street (Hillview Blvd), which is classified as a “local street” in the comprehensive plan. The site would also be served by City police and fire.
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 -
	The subject property is currently vacant. There are a few mature trees on the property. If developed, these mature trees could potentially be removed.

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 subject property is designated as a “Priority Infill Area” in the comprehensive plan which are 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. The High Intensity Neighborhood designations also calls for offices and retail along thoroughfares as a secondary recommended land use.

DRAFT [Rationale for Approval]

- C-2 zoning is present all along the Grove Street corridor north of the property until the zoning transitions to CMU at the intersection of S. Grove Street and E. Caswell Street.*
- The proposed rezoning to C-2 could lead to infill commercial development on a long vacant and underutilized property.*

DRAFT [Rational for Denial]

- The proposed rezoning removes a piece of the remaining R-15 pocket along Hillview Blvd which is nestled between C-3 to the south and C-2 to the north.*