

STANDARD REZONING: HILLVIEW BLVD (P23-18-RZO)

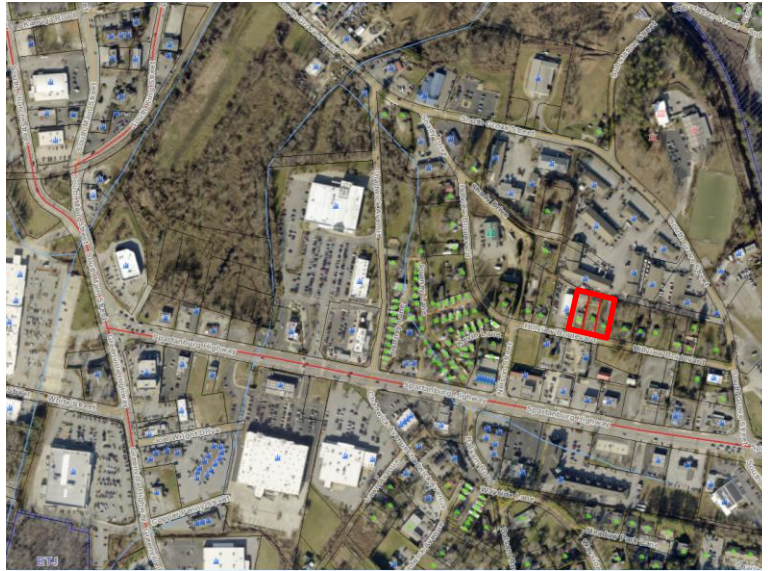
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY	2
EXISTING ZONING & LAND USE	3
SITE IMAGES.....	4
SITE IMAGES.....	5
FUTURE LAND USE	8
REZONING ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY (ARTICLE 11-4)	9
REZONING ANALYSIS – GENERAL REZONING STANDARDS (ARTICLE 11-4)	11
DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT	12



PROJECT SUMMARY

- Project Name & Case #:
 - Hillview Blvd Rezoning
 - P23-18-RZO
- Applicant & Property Owner:
 - Brentley Orr [Applicant]
 - Brentley Orr and Kenneth M. Gordon/Bickering Brothers, LLC. [Owner]
- Property Address:
 - 210, 212, 214 Hillview Blvd
- Parcel Identification (PIN):
 - 9578-04-4785;
 - 9578-04-5733; and
 - 9578-04-5792
- Project Acreage:
 - .78 Acres
- Current Parcel Zoning:
 - R-15 Medium Density Residential
- Requested Zoning:
 - C-2 Secondary Business
- Future Land Use Designation:
 - High Intensity Neighborhood

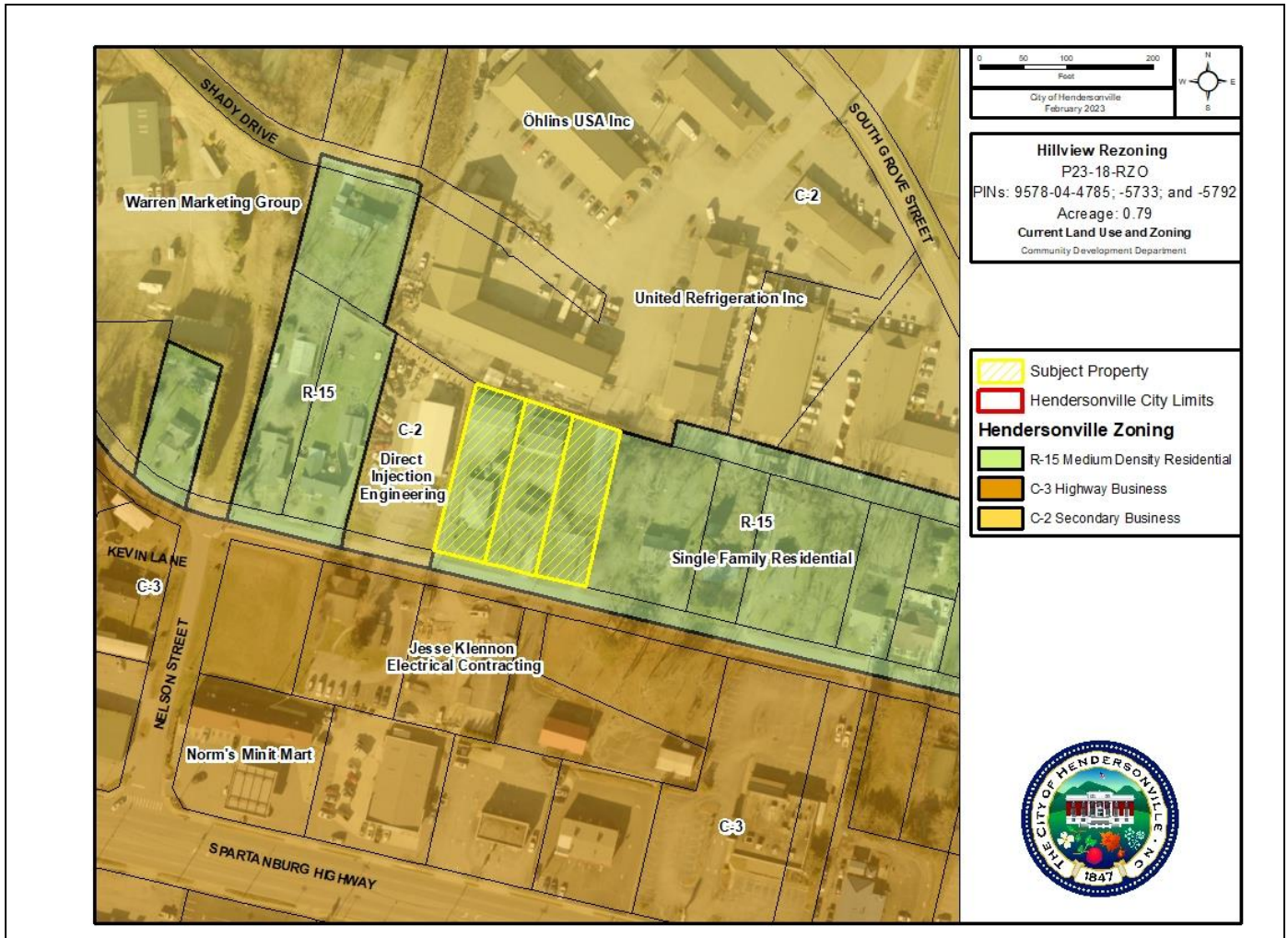


SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for a Standard Rezoning from Brentley Orr, applicant/property owner, and Kenneth M. Gordon of Bickering Brothers, LLC, property owner. The applicant is requesting to rezone the subject property at 210, 212, & 214 Hillview Blvd (PINs: 9578-04-4785; 9578-04-5733; and 9578-04-5792) totaling .78 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 located in a transition area. The uses in proximity to Spartanburg Highway are zoned C-3 and contain some of the most intense land uses found within the City. The properties with access to S. Grove St 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 west and across the street from C-3 to the south. C-2 and C-3 are intense commercial uses. C-3 is the more intense of the two districts. See attached "Use Comparison" for additional information.

SITE IMAGES



Subject property 210 Hillview Blvd



Subject property 212 Hillview Blvd

SITE IMAGES



Subject property 214 Hillview Blvd



Direct Injection Engineering (C-2) adjacent to 210 Hillview Blvd

SITE IMAGES



Existing Single-family homes on Hillview



Existing Single-family homes on Hillview

SITE IMAGES

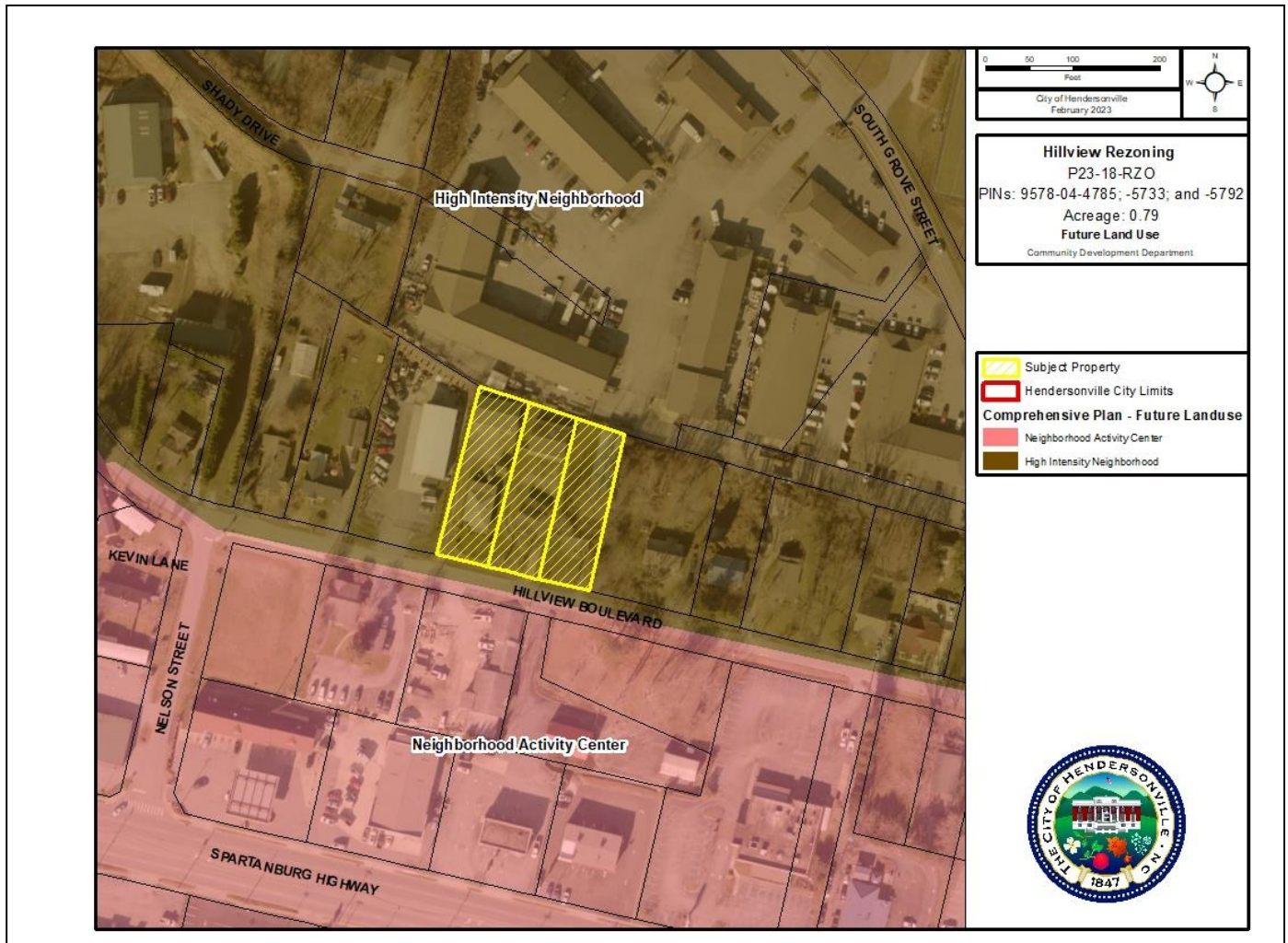


Commercial Uses with access to Hillview. Oriented towards Spartanburg Hwy



Commercial Uses visible from Hillview. Oriented towards Spartanburg Hwy

FUTURE LAND USE



City of Hendersonville Future Land Use Map

Hillview Blvd, the street providing access to the subject properties, serves at 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.

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>FRONT OF SITE: 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 [INCONSISTENT]
	<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 [INCONSISTENT] • 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-3 Min. Lot Size = 7 units per acre; C-3 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 [PARTIALLY 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>

Population & Housing	<i>Strategy PH-1.1 – Promote Compatible infill development...</i>
	<i>PH-1.4. Allow redevelopment and/or reuse of single-family homes that directly front on arterials into office or high-density residential uses in coordination with the Future Land Use Map.</i>
	<i>Goal PH-2 – Encourage a wide range of housing types and price points in order to meet the diverse and evolving needs of current and future residents, match the housing supply with the local workforce, and promote diverse neighborhoods. Strategy 2.3- Allow housing arrangements in existing and new neighborhoods that provide affordable and/or multigenerational housing alternatives in single-family neighborhoods</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	<p>The subject property is located in a transition area. The uses in proximity to Spartanburg Highway are zoned C-3 and contain some of the most intense land uses found within the City. The properties with access to S. Grove St 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).</p> <p>The subject property is adjacent to C-2 to the west and across the street from C-3 to the south. C-2 and C-3 are intense commercial uses. C-3 is the more intense of the two districts. See attached “Use Comparison” for additional information.</p>
Changed Conditions	<p>West of the subject property, property fronting Hillview Ave was rezoned to C-2, Secondary Business.</p>
Public Interest	<p>The rezoning will allow for additional commercial development in an area transitioning from single-family residential due to its proximity to highway commercial zoning.</p>
Public Facilities	<p>A Water / Sewer Availability Request has not been received for this project. The site will be served by a City maintained street, which is classified as a “local street” in the comprehensive plan.</p>
Effect on Natural Environment	<p>The subject property is currently developed with single-family homes. No development is being considered as part of the standard rezoning, therefore there are no known environmental impacts at this time.</p>

The petition is found to be **inconsistent** with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The High Intensity Neighborhood designations call for Attached Single Family Residential and Multi-family Residential as the Primary Land Uses and only recommends Office and Retail uses along Thoroughfares. While the proposed zoning district would permit Attached Single-Family uses, it would also permit a range of Commercial uses on a Local Street.

DRAFT COMPREHENSIVE PLAN CONSISTENCY STATEMENT FOR APPROVAL OF C-2 ZONING:

The Future Land Use designation for the subject property and other parcels fronting Hillview Blvd should be redesignated as ‘Neighborhood Activity Center’

DRAFT [Rationale for Approval of C-2 Zoning]

- The proposed commercial zoning district is compatible with the surrounding area because it permits the same land uses as the adjacent parcels.*
- The petition provides for an increase in intensity in close proximity to a major thoroughfare*

DRAFT COMPREHENSIVE PLAN CONSISTENCY STATEMENT FOR DENIAL OF C-2 ZONING:

[See Above]

DRAFT [Rational for Denial]

- The proposed commercial zoning district is incompatible due to the residential character established along Hillview Blvd.*
- The petition to increase intensity is incompatible given the property frontage on a Local street.*

STAFF RECOMMENDATIONS:

- 1. Commercial - To align the existing land uses with the future land use designation and to accommodate a transition from residential to commercial, Staff recommends the future land use be redesignated as ‘Neighborhood Activity Center’ and the Zoning District be rezoned to RCT, Residential-Commercial Transition Zoning District.*
- 2. High Density Residential - To align current zoning with the Comprehensive Plan’s Future Land Use Map designation of ‘High Intensity Neighborhood’, the property should be rezoned R-6.*