

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: March 18, 2014**

**SUBJECT: Major Site Plan Review for Rosebay Apartments**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: Major site plan review-Dwelling, Multi-Family, Five (5) or more units for Rosebay Apartments**

**SUGGESTED MOTION: I move that the TRC approve the major site plan for Rosebay Apartments**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** Housing Assistance Corporation
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9559710445 & 9559714280
- 1.4. **Size:** 5.75 acres +/-
- 1.5. **Location:** The subject area is located on Pisgah Drive off Highway 64
- 1.6. **Supplemental Requirements:**

#### **SR 1.6. Dwelling, Multifamily, Five (5) or More Units**

(1) Site Plan. Major Site Plan required in accordance with §200A-331 (Major Site Plan Review).

(2) Multifamily dwellings of five (5) or more units:

a. May be developed in phases.

b. Shall have a minimum spacing between buildings of 20 feet, with an additional one (1) foot of separation for each one (1) foot of building height in excess of 30 feet.

c. Shall have a maximum building length of 150 feet.

d. May increase the building height to 50 feet where a B1 Buffer is provided as detailed in §200A-168 (Buffer Determination).

e. Shall be required pervious pavement for a minimum of 25 percent of all paved surfaces (roads, parking areas, drives, sidewalks, etc.).

f. Shall adhere to the road standards required for a major subdivision in accordance with Article III, Subdivision Regulations, and shall be organized:

1. To provide increased internal mobility;

2. To provide safe and convenient access;

3. In intersecting/grid patterns where possible; and

4. Without cul-de-sacs (except where topographical considerations/ restrictions are submitted by the applicant).

g. Shall have subsurface utilities.

(3) Where a multifamily dwelling of five (5) or more units development is located along any road with current public transit access and such public transit authority approves the addition of a stop, such development shall provide a minimum of one (1) public transit access shelter for the use of occupants/patrons.

(4) Solid Waste Collection. Solid waste collection systems must be installed and/or operated to meet all local and state statutes, ordinances and regulations and shall thereafter be certified by the Department of Public Health. Each development shall provide a suitable method of solid waste disposal (in accordance with Chapter 165 of the Henderson County Code, Solid Waste) and collection consisting of either private collection from individual uses or the use of

dumpsters. Where dumpsters are used concrete pads shall be designed to drain to a bio-retention area to filter stormwater before the water reaches a larger drainage system, and Screen Class One (1), Two (2), or Three (3) shall be provided consistent with the requirements of §200A-182 (Screen Classification).

(5) Open Space. Open space shall be provided in perpetuity (perpetual easements or deed restrictions are required) equivalent to 20 percent of all lands within the development. This designated open space area shall not:

- a. Include more than 50 percent in primary conservation areas; and
- b. Be composed entirely of secondary conservation areas.

(6) Common Area Requirements. A common area shall be provided that is equivalent to 10 percent of the total area. Common area shall be accessible for the use and enjoyment of the multifamily occupants/patrons, located as to be free of traffic hazards and maintained in good condition by the applicant.

(7) Other Requirements. Due to the comprehensive nature of a multifamily project, there are several sections that must be consulted. Please refer to the following sections for more information on each facet of a multifamily project.

- a. See Article III for information on road design and construction standards, pedestrian facility standards, water and sewer requirements, and fire protection.
- b. See Article IV for traffic impact study and emergency services impact report requirements.
- c. See Article V for landscaping and buffering requirements.
- d. See Article VI for off-street parking and loading requirements.
- e. See §200A-63 (Supplemental Requirements) for each land use.
- f. See Article VII for sign requirements.
- g. See Article XI for permitting procedures.



Map A: Pictometry/Aerial Photography





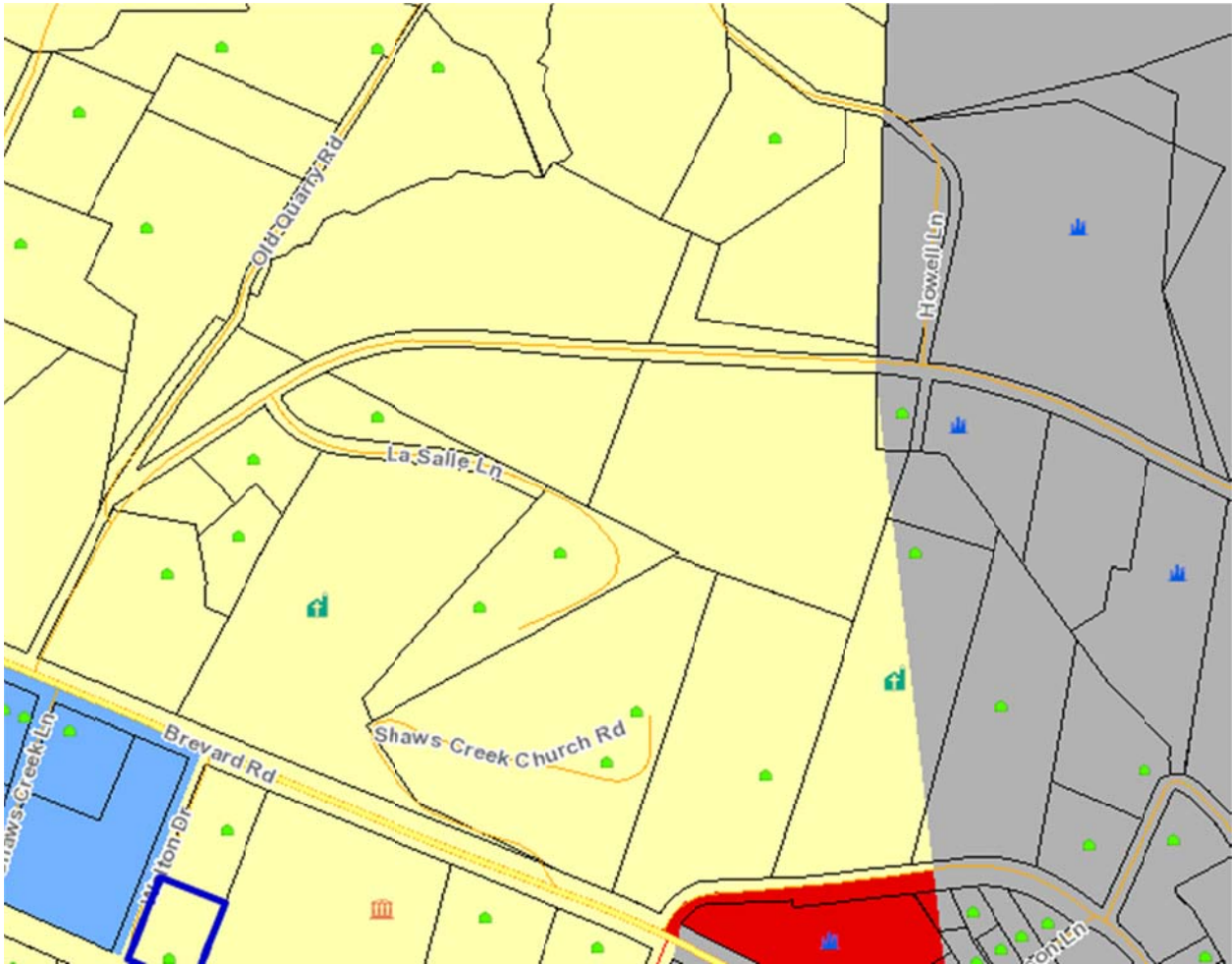
## 2. Current Conditions

**Current Use:** This parcel is currently in vacant.

**Adjacent Area Uses:** Immediately surrounding area lands contain primarily single-family residences or are vacant. To the east down Pisgah Drive there is an Assisted Living Facility and Laurel Park Place condominiums.

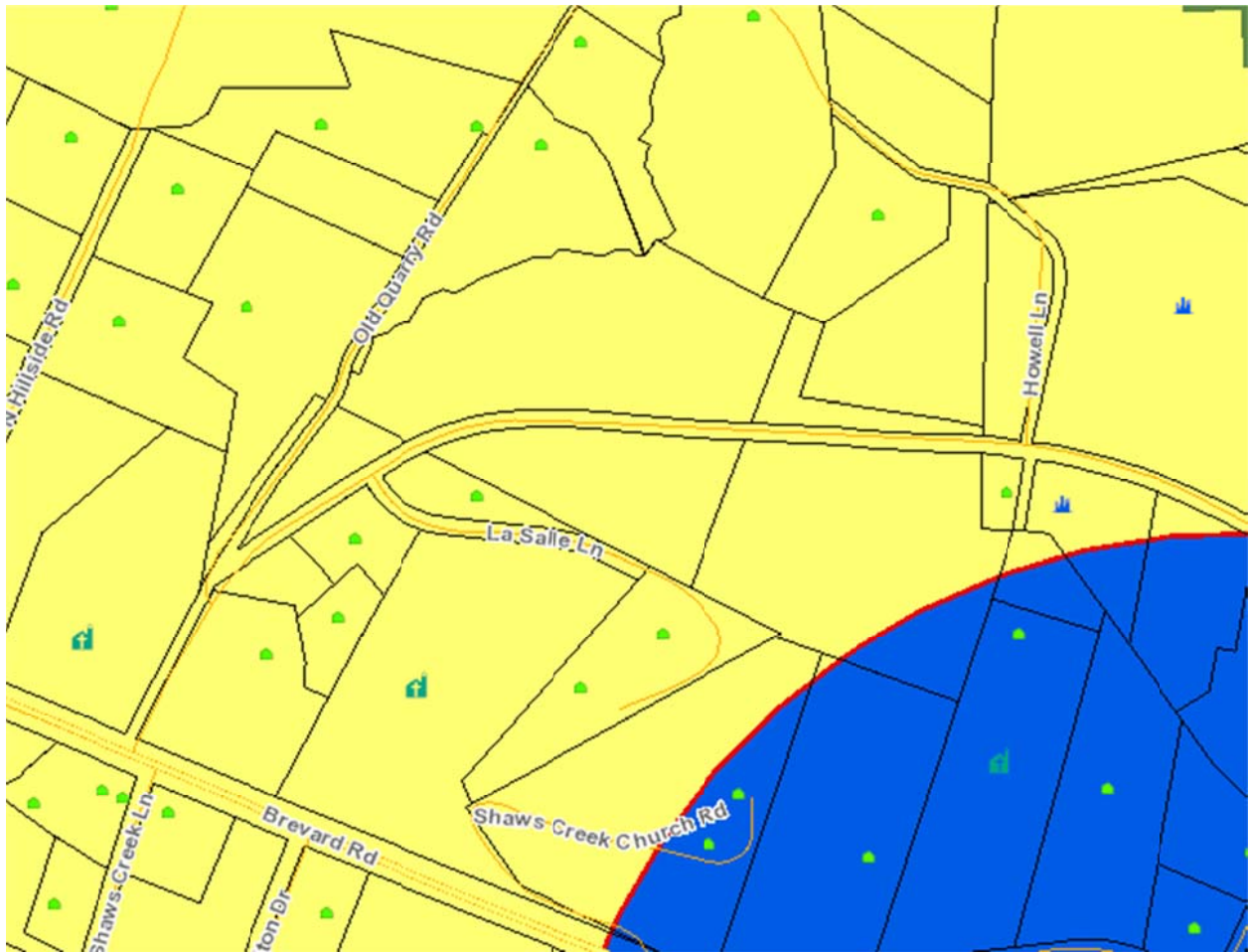
**Zoning:** The property is currently zoned Residential 2 (R2) , however, it will be rezoned to Office and Industrial/Conditional Zoning (O&I/CD)The surrounding property to the north, west and south is zoned Residential 2 (R2) and to the east is Laurel Park City ETJ-R20

**Map B: Current Zoning**



3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is located in the Upper French Broad River WS-IV PA, Water Supply Watershed district.
4. **Water and Sewer** City of Hendersonville water and sewer are available for this property.  
**Public Water:** City of Hendersonville water is available for this property.  
**Public Sewer:** City of Hendersonville sewer is available for this property.

**Map C: CCP Future Land Use Map**



## 5. Comprehensive Plan

**The 2020 CCP:** The CCP Future Land Use Map places the Subject Area in the Urban Service Area and a portion in the Community Service Center Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

### 1. **Urban Service Area**

The Urban Services Area is that area within which most urban services and urban-scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020.

Growth and development will be proactively managed through extensive planning. Much of the USA falls within municipal planning jurisdictions and will be managed by those jurisdictions. Land use planning for areas falling within the County's jurisdiction should be comparable and compatible in its approach and intensity with planning conducted within the various municipal jurisdictions.

### 2. **Community Service Center Area**

Community Service Centers are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas. Community Service Centers are appropriate for a mixture of



commercial uses scaled to the service area in question; residential uses of varying densities depending upon available services; and Community Facilities such as schools, parks, community centers, and other similar Community Facilities. The mixture and intensity of land uses contained within Community Service Centers are intended to be appropriate within the context of the surrounding community and intended service area. Community Service Centers should also be properly controlled by appropriate aesthetic standards, access management standards, and other appropriate development control measures.

**6. Staff Recommendations**

Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.

**7. Photographs**

**LaSalle Ln Looking East**





**La Salle Ln Looking West**



**LaSalle Ln Looking South**





**LaSalle Ln Looking N into subject property**



**Pisgah Dr looking East**





**Pisgah Dr Looking East (Google Street View)**



**Pisgah Dr Looking West (Google Street View)**





LANDSCAPE PLANT LIST			
KEY	VARIETY	ID#	SIZE
WM	WAX MYRTLE	2	4'-5', 3 GAL.
VP	VARIATED PRIVET	3	3'-4', 5 GAL.
NS	NELLIE STEVENS	4	6', 3/4" C, 7 GAL.
GH	GARISSA HOLLY	5	15'-16", 3 GAL.
TH	TAUPON HOLLY	6	20'-24", 3 GAL.
YEN	DENSIFORM YEN	7	18'-24", 3 GAL.
FS	FORSYTHIA	8	18'-24", 3 GAL.
AB	DWARF GLOSSY ABELIA	9	12'-14", 3 GAL.
DY	DWARF YAUPOIN	10	15'-18", 3 GAL.
ND	NANDINA DOMESTICA	11	15'-18", 3 GAL.
OL	OTTO LAUREL	12	18'-24", 3 GAL.
VLM	VARIATED LIRIOPE	13	12", 1 GAL.
MS	MONDO GRASS	14	12", 1 GAL.
DAL	DAYLILLIES	15	12", 1 GAL.
CMR	CREPE MYRTLE - RED	16	6', 3/4" C, 7 GAL.
HC	KEEPIING CRABAPPLE	17	8'-10", 7 GAL.
GR	GOLDENRAIN TREE	18	1 1/2'-2" C, 10'
HO	HILLOH OAK	19	2 1/2'-3" C, 12'-14'
RB	RIVER BIRCH	20	2'-2 1/2" C, 10'-12'
ROM	RED MAPLE	21	2'-2 1/2" C, 10'-12'
LS	LELAND CYPRRESS	22	2'-2 1/2" C, 10'-12'

- NOTES: (SUBSTITUTE PLANT TYPES MAY BE CONSIDERED)
- MEASURE TRUNKS @ 16" ABOVE GROUND FOR 4" CALIPER OR SMALLER AND 36" ABOVE GROUND FOR OVER 4" CALIPER.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND EXISTING TREES. ADJUSTMENT IN LOCATIONS OF WALKS, PARKING AND LANDSCAPING SHOULD BE RESOLVED WITH THE ARCHITECT TO AVOID CONFLICTS AND PRESERVE EXISTING TREES PRIOR TO BEGINNING EXCAVATION WORK. IT IS THE INTENT OF THESE PLANS TO SAVE AS MUCH NATURAL EXISTING TREE GROWTH AS POSSIBLE. THEREFORE, EXACT LOCATION OF NEW PLANTINGS SHALL BE ESTABLISHED AFTER MAJOR CONSTRUCTION ITEMS ARE INSTALLED.
  - PROVIDE A MINIMUM OF 2" PINE STRAW COVER AT ALL PLANT BEDS AND PINE SCREENING AREAS. ALL AREAS NOT IN GROUND COVER, SHRUBS OR PINE STRAW SHALL BE GRASSED WITH THE APPROPRIATE SEED. SEE SPECIFICATIONS.
  - PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH STANDARD LANDSCAPE PRACTICES AND NURSERY RECOMMENDATIONS.
  - LANDSCAPING TO MEET LOCAL ORDINANCES

SITE LIGHTING - NOT IN CONTRACT  
 CONTRACT LIGHTING FROM LOCAL POWER CO.  
 TO MEET LOCAL ORDINANCES. FULL CUT-OFF STYLE  
 30" TALL STREET LIGHTS (PHOTOCEL) AT PARKING  
 7' TALL PEDESTRIAN LIGHTS (PHOTOCEL) AT BUILDINGS

#### BUFFER/CONSERVATION AREA:

20' BUFFER IS TYPE "B-1" WITH 3 LARGE TREES PER 100'  
 THE BUFFER IS THE "VIEWSHED" CONSERVATION AREA  
 SECONDARY CONSERVATION AREA PER PARAGRAPH (6)

#### COMMON AREA:

10% x 237,750 SF = 23,775 SF REQUIRED  
 23,800 SF PROVIDED  
 COMMON AREAS PRESERVED WITH DEED RESTRICTIONS

#### OPEN SPACE AREA:

20% x 237,750 SF = 47,550 SF REQUIRED  
 53,200 SF "VIEWSHED" TYPE PROVIDED  
 100% IN SECONDARY CONSERVATION AREAS  
 WITH LESS THAN 50% IN PRIMARY CONSERVATION  
 OPEN AREAS PRESERVED WITH DEED RESTRICTIONS

#### IMPERVIOUS AREA: (10% MAX. IN O & I ZONING)

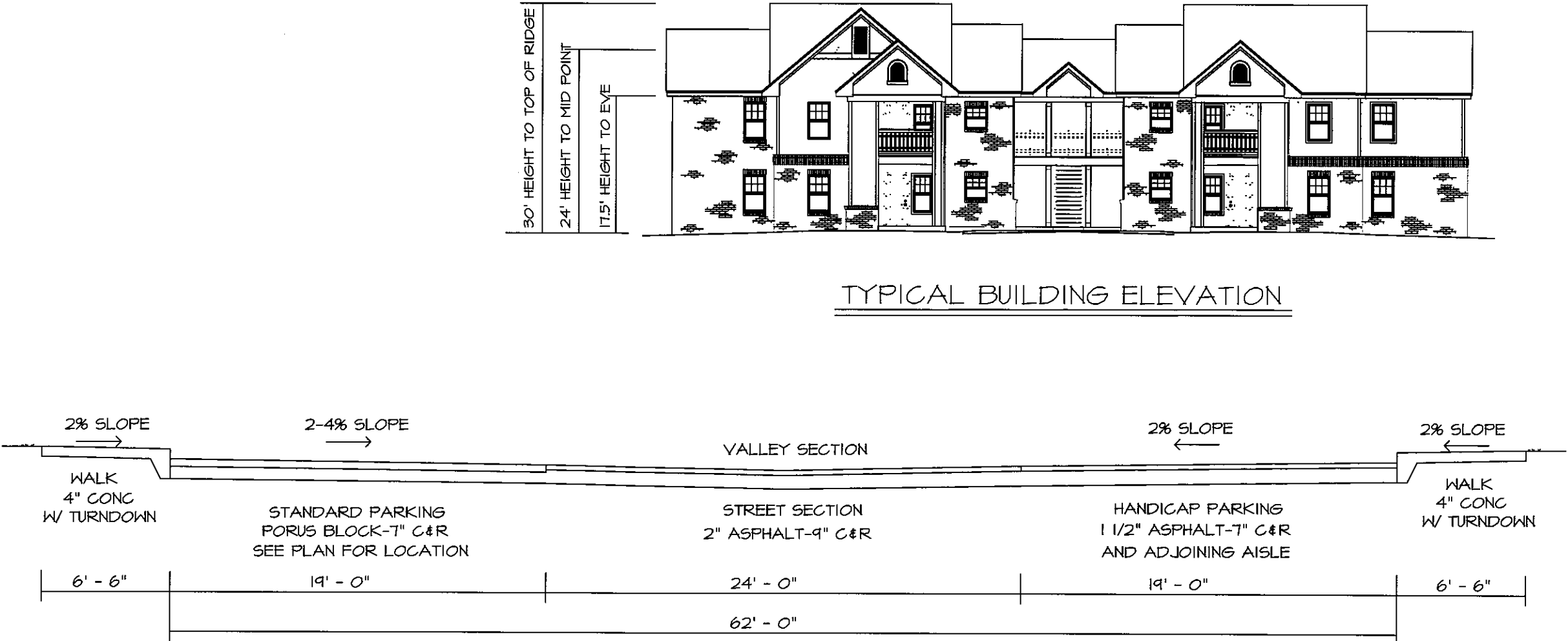
10% x 237,750 SF = 166,425 SF MAXIMUM ALLOWED  
 41,920 SF ACTUAL ON SITE (=41%)

#### PERVIOUS AREA: (25% MIN. IN MULTIFAMILY PROJECTS)

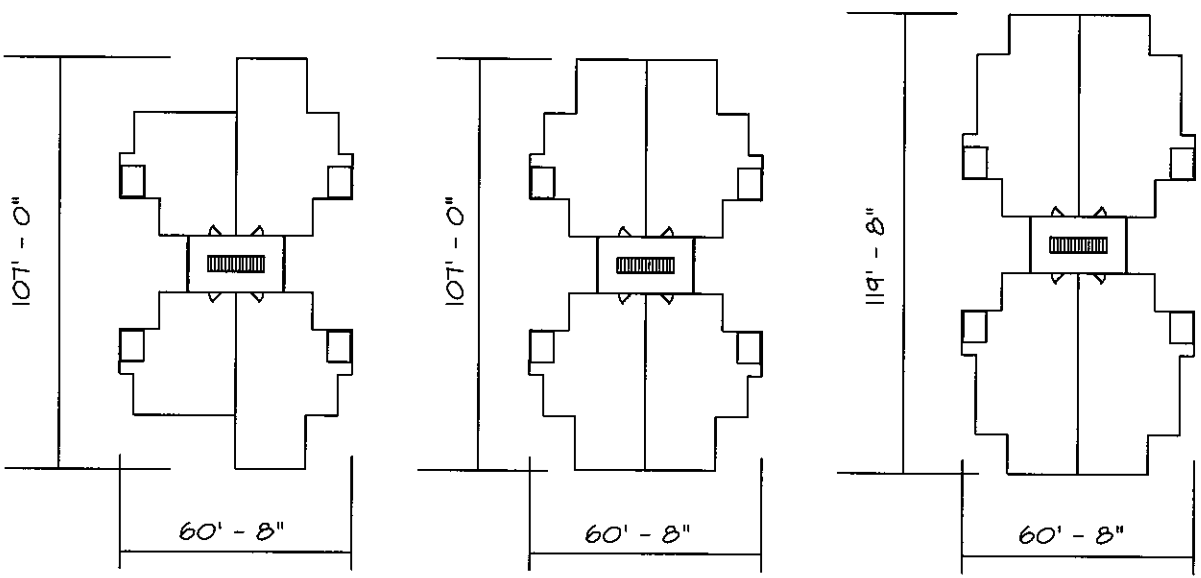
DRIVES = 23,866 SF, PARKING = 23,764 SF & WALKS = 10,858 SF  
 25% x 58,315 SF = 14,579 SF MINIMUM REQUIRED  
 14,706 SF PROVIDED (IN 86 PARKING SPACES)

#### PROJECT STATISTICS:

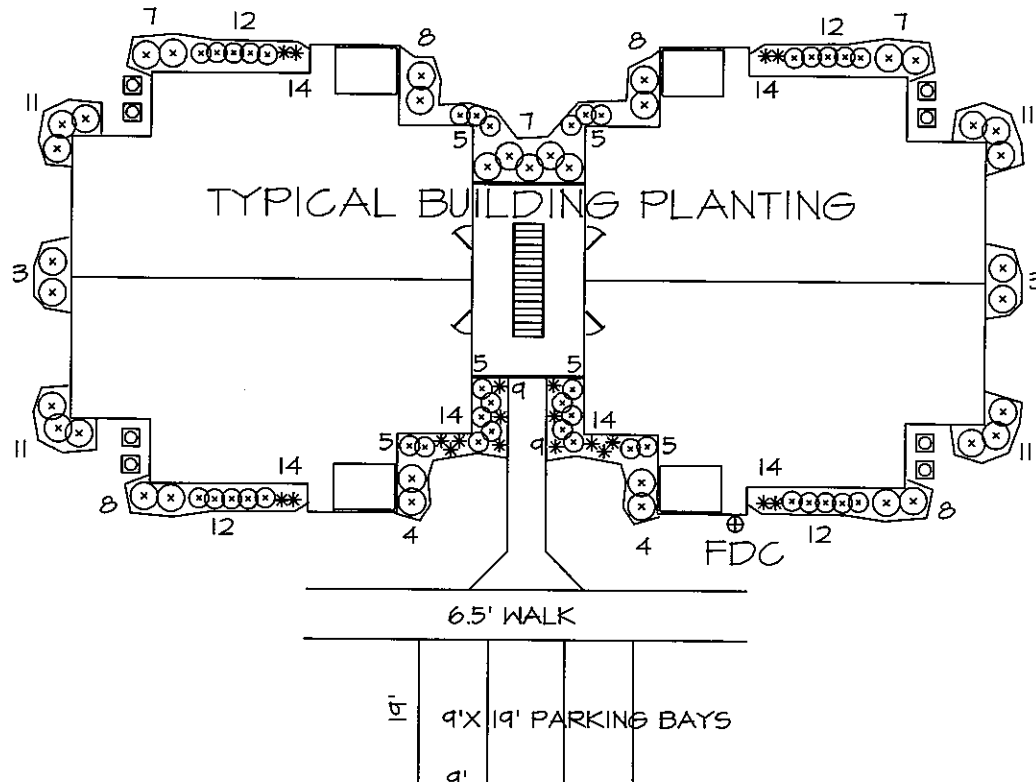
5.46(+/-) ACRE SITE CURRENTLY ZONED R-2 RESIDENTIAL USE  
 64 FAMILY APARTMENTS W/ 20-1BR, 28-2BR & 16-3BR UNITS  
 INCL. 8 FULLY ACCESSABLE HANDICAP APARTMENTS  
 130 PARKING SPACES (9'X19') INCL. 4 HC SPACES W/ AISLES  
 STREET LIGHTS ARE FULL CUTOFF TYPE  
 2 TWO STORY BUILDINGS PLUS AN OFFICE-COMMUNITY BUILD.  
 ALL APARTMENT BUILDINGS FIRE SPRINKLED W/ FDCs  
 MULTI-PURPOSE ROOM W/ KITCHEN, OFFICE, TOILETS & LAUNDRY  
 ENERGY STAR 2.0 CONSTRUCTION



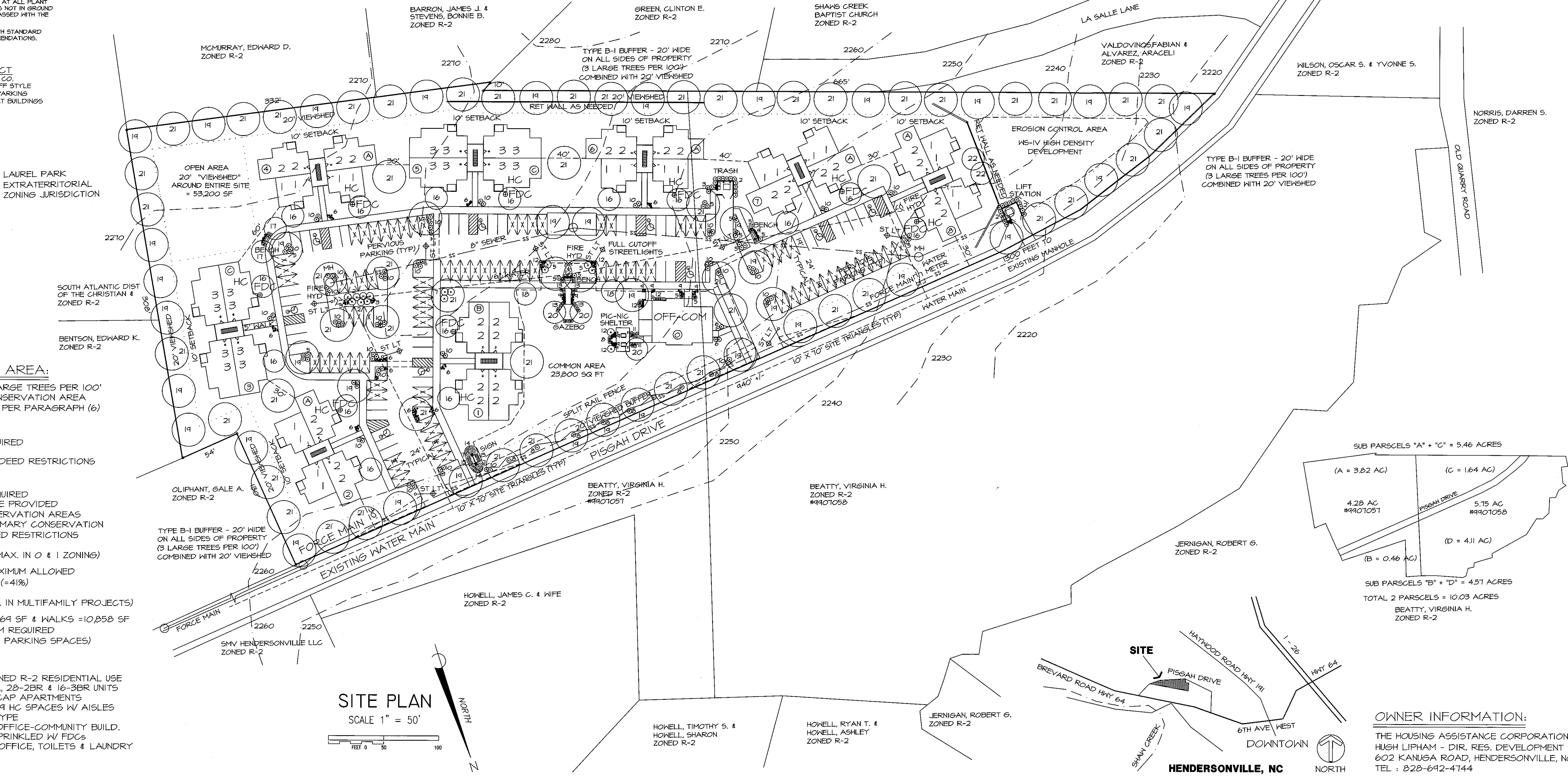
TYPICAL STREET/WALK SECTION



TYPICAL BUILDING DIMENSIONS

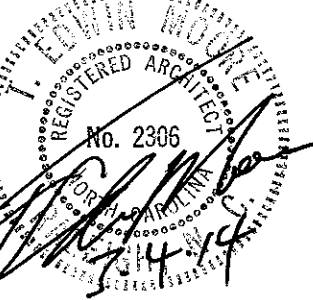


TYPICAL PARKING BAYS



#### OWNER INFORMATION:

THE HOUSING ASSISTANCE CORPORATION  
 HUGH LIPHAM - DIR. RES. DEVELOPMENT  
 602 KANUGA ROAD, HENDERSONVILLE, NC  
 TEL : 828-692-4744



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comm. no.  
**2696**  
 date  
**1-14-14**  
 revision  
**3-4-14**

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