

**REQUEST FOR BOARD ACTION**  
HENDERSON COUNTY  
Technical Review Committee

**MEETING DATE:** TRC 3-17-20 ZBA 4-29-20

**SUBJECT:** SUP-20-02 Heritage Hills Expansion

**PRESENTER:** Toby Linville, Code Enforcement Director

**ATTACHMENTS:**

1. Staff Report
2. Photographs
3. Site Plan

**SUMMARY OF REQUEST:**

Staff requests that the TRC review the application and site plan in order to provide a recommendation to the Board of Adjustment

**Suggested Motion:**

**I move that the TRC approve/deny the major site plan for Pacifica Heritage Circle LLC**

**I move that the TRC forward the application to ZBA for Special Use Permit application.**



## Henderson County, North Carolina Code Enforcement Services

### 1. Board Request

- 1.1. **Applicant:** Pacifica Heritage Circle LLC
- 1.2. **Request:** SUP-20-02
- 1.3. **PIN:** 9650854125
- 1.4. **Size:** 7.32 acres +/-
- 1.5. **Location:** The subject area is located at 245 Hyder View Dr
- 1.6. **Supplemental Requirements**

#### **SR 1.1. *Assisted Living Residence***

- (1) Site Plan. Major *Site Plan* required in accordance with §42-231 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Accessibility. *Roads* shall be maintained for motor/emergency *vehicle* access (in accordance with 10A *NCAC* 13F .0303).
- (4) Certification, Licensure and Permitting. *Certificate of Need* (in accordance with *NCGS* §131E-178) required (where required for the specific facility type by the state).
- (5) Solid Waste Collection. The facility shall provide a suitable method of solid waste disposal and collection consisting of either private collection from individual *uses* or the *use* of dumpsters (installed and/or operated to meet all local and state statutes, ordinances and regulations (including Chapter 165 of the Henderson County Code, *Solid Waste*) and thereafter certified by the Department of Public Health). Where dumpsters are used, Screen Class One (1), Two (2) or Three (3) shall be provided consistent with the requirements of §42-182 (Screen Classification).

2. Demonstrate that the proposal shall not result in a surplus, or increase an existing surplus of licensed nursing facility beds in the county that would gain nursing facility beds as a result of the proposed project, as reflected in the North Carolina State Medical Facilities Plan in effect at the time the certificate of need review begins.

**Policy NH-8: Innovations in Nursing Facility Design**

Certificate of need applicants proposing new nursing facilities and replacement nursing facilities shall pursue innovative approaches in environmental design that address quality of care and quality of life needs of the residents. These plans could include innovative design elements that encourage less institutional, more home-like settings, privacy, autonomy and resident choice, among others.

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**POLICIES APPLICABLE TO ADULT CARE HOMES (LTC)**

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**Policy LTC-1: Plan Exemption for Continuing Care Retirement Communities – Adult Care Home Beds**

Qualified continuing care retirement communities may include from the outset or add or convert bed capacity for adult care without regard to the adult care home bed need shown in Chapter 11: Adult Care Homes. To qualify for such exemption, applications for certificates of need shall show that the proposed adult care home bed capacity:

1. Will only be developed concurrently with, or subsequent to, construction on the same site of independent living accommodations (apartments and homes) for people who are able to carry out normal activities of daily living without assistance; such accommodations may be in the form of apartments, flats, houses, cottages, and rooms.
2. Will provide for the provision of nursing services, medical services or other health related services as required for licensure by the North Carolina Department of Insurance.
3. Will be used exclusively to meet the needs of people with whom the facility has continuing care contracts (in compliance with the North Carolina Department of Insurance statutes and rules) who have lived in a non-nursing or adult care unit of the continuing care retirement community for a period of at least 30 days. Exceptions shall be allowed when one spouse or sibling is admitted to the adult care home unit at the time the other spouse or sibling moves into a non-nursing or adult care unit, or when the medical condition requiring nursing or adult care home care was not known to exist or be imminent when the individual became a party to the continuing care contract.
4. Reflects the number of adult care home beds required to meet the current or projected needs of residents with whom the facility has an agreement to provide continuing care after making use of all feasible alternatives to institutional adult care home care.
5. Will not participate in the Medicaid program or serve State-County Special Assistance recipients.

One hundred percent of the adult care home beds developed under this exemption shall be excluded from the inventory used to project adult care home bed need for the general population. Certificates of need issued under policies analogous to this policy in the North Carolina State Medical Facilities Plans



**Map A: Aerial Photo/Pictometry**





2. **Current Conditions**

2.1 **Current Use:** This parcel is currently residential use.

2.2 **Adjacent Area Uses:** The surrounding properties consist of residential and commercial uses.

2.3 **Zoning:** The surrounding properties are zoned Community Commercial (CC).

**Map B: Current Zoning**



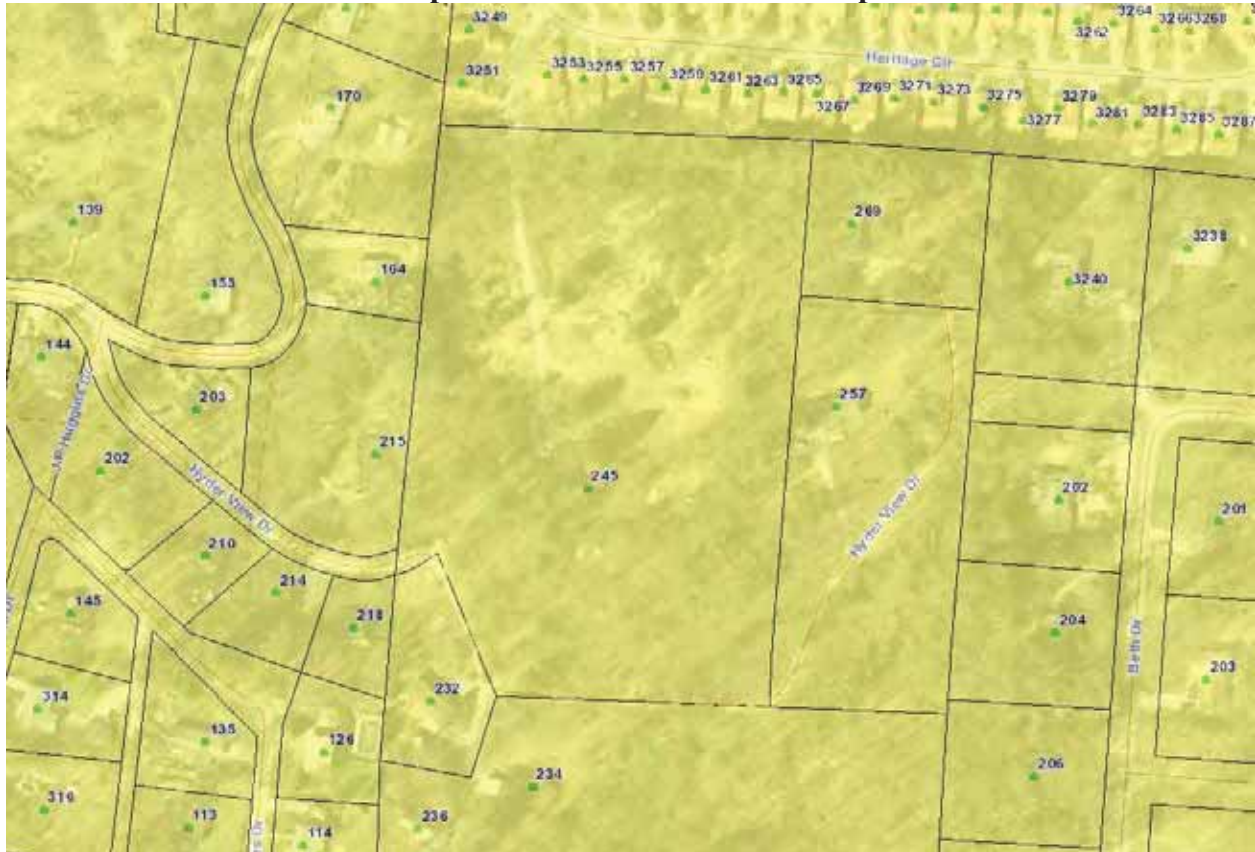
3. **Floodplain /Watershed Protection:** The property is not located in a Special Flood Hazard Area. The parcel is not in Water Supply Watershed district.

4. **Water and Sewer:** This property will be served by public utilities.

**Public Water:** City of Hendersonville

**Public Sewer:** City of Hendersonville

### Map C: CCP Future Land Use Map



#### 5. Staff Comments

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

The following is a description of the patterns of development envisioned within the USA.

1. 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.
2. 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.

#### 6. Staff Recommendations

Staff's position at this time, under the guidelines of current plans, policies and studies, is to recommend approval of the major site plan because it is consistent with the current surrounding land uses and future land use recommendations.

#### 7. Photographs













# SITE DEVELOPMENT PLANS FOR HERITAGE HILLS

PREPARED FOR:

PACIFICA HEALTHCARE

PACIFICA HERITAGE CIRCLE, LLC  
1775 HANCOCK ST  
SAN DIEGO, CA 92110

**sitework**  
STUDIOS

LANDSCAPE ARCHITECTURE  
352 Depot Street | Suite 120 | Asheville, NC 28801  
828.225.4945 | siteworkstudios.com

**CJMW** ARCHITECTURE

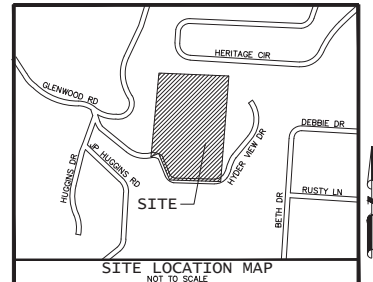
**BROOKS**  
ENGINEERING ASSOCIATES  
17 Arlington Street / Asheville, NC 28801 / 828.252.4700

**PROJECT ADDRESS:**

PIN #: 9650854125  
TOTAL PROPERTY SIZE: 7.32 ACRES  
245 HYDER VIEW DR.  
HENDERSONVILLE, NC 28791

**PROPERTY OWNER**

PACIFICA HERITAGE CIRCLE, LLC  
1775 HANCOCK ST  
SAN DIEGO, CA 92110



**DRAWING INDEX**

SHEET NUMBER SHEET TITLE

<u>LANDSCAPE ARCHITECTURE</u>	
L-100	EXISTING CONDITIONS PLAN
L-200	SITE DEVELOPMENT PLAN
L-300	LANDSCAPE PLAN
<u>CIVIL ENGINEER</u>	
C-5.0	GRADING AND STORMWATER PLAN
C-6.0	UTILITY PLAN

ARCHITECTURE



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**HERITAGE HILLS**

PREPARED FOR:  
**PACIFICA HEALTHCARE**  
PACIFICA HERITAGE CIRCLE, LLC  
1715 PACIFICA CIRCLE, SUITE 100  
SAN DIEGO, CA 92110

NO.	REVISIONS	DATE
1	EXISTING CONDITIONS	02/28/2020



DATE:  
2.28.2020  
SHEET TITLE:

EXISTING  
CONDITIONS

SHEET NO.  
**L-100**



PROPERTY ADDRESS:  
PIN #: 9650854125  
TOTAL PROPERTY SIZE: 7.32 ACRES  
245 HYDER VIEW DR

OWNER  
PACIFICA HERITAGE CIRCLE LLC

CONTACT  
ROB DULL, PLA  
SITWORK STUDIOS, PLLC  
352 DEPOT STREET, SUITE 120  
ASHEVILLE, NC 28801  
(O) (828) 225-4945  
RDULL@SITWORKSTUDIOS.COM

COUNTY ZONING:  
RESIDENTIAL DISTRICT ONE (R1)

RESIDENTIAL DENSITY (UNITS / ACRE)  
STANDARD REQUIREMENTS: 4 UNITS / ACRE  
MAX REQUIREMENTS: 12 UNITS / ACRE  
PROPOSED DENSITY: 10.7 UNITS/ACRE

SETBACKS FOR R1 ZONING:  
FRONT: 10'  
SIDE: 10'  
REAR: 10'  
MAX. BLDG. HEIGHT: 40'

SINGLE-FAMILY RESIDENTIAL PARKING  
REQUIREMENTS/ PROVIDED:  
70 SPACES / 70 SPACES

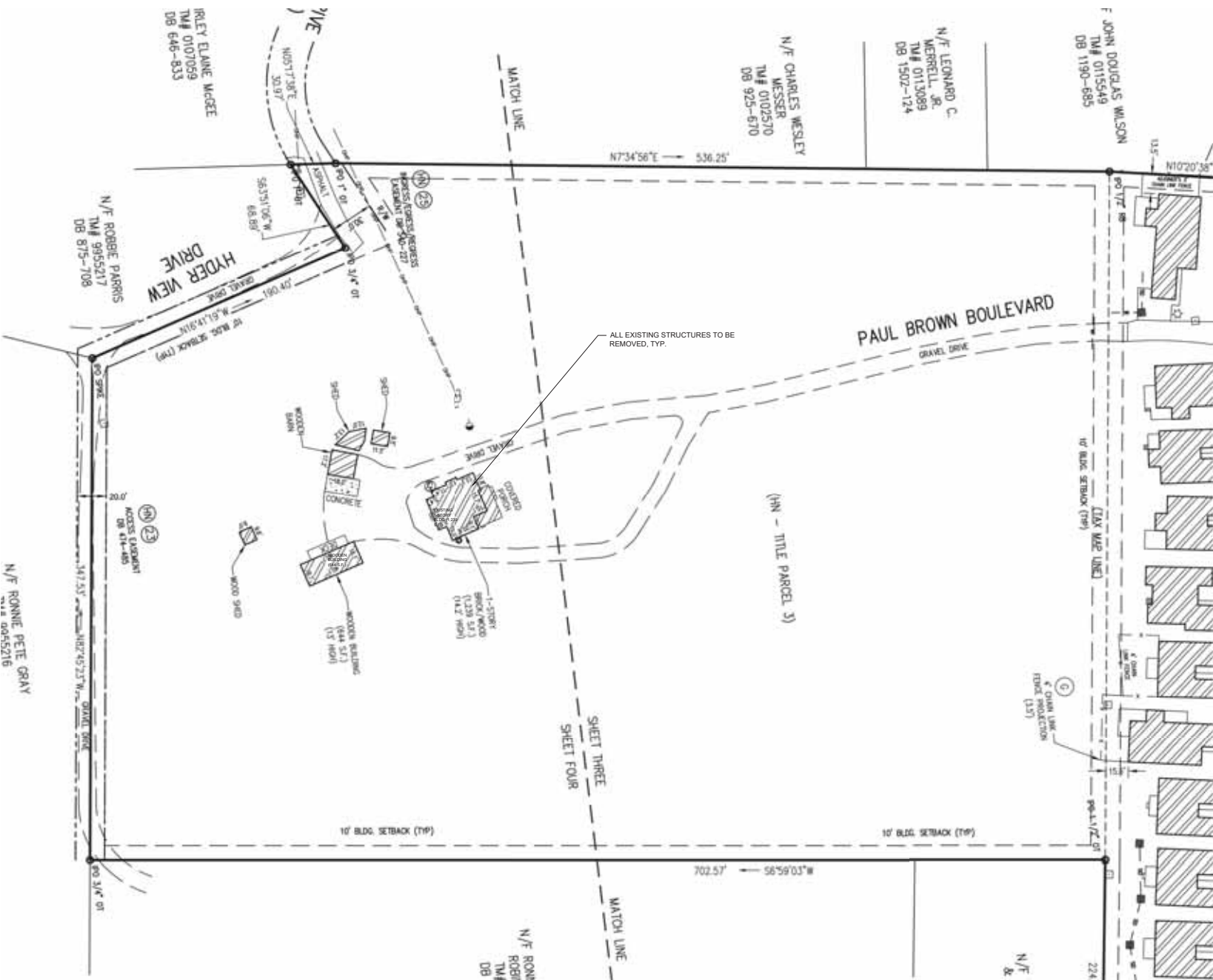
MULTI-FAMILY RESIDENTIAL PARKING  
REQUIREMENTS/ PROVIDED:  
66 SPACES / 66 SPACES

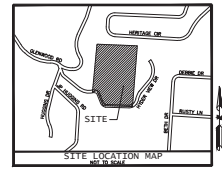
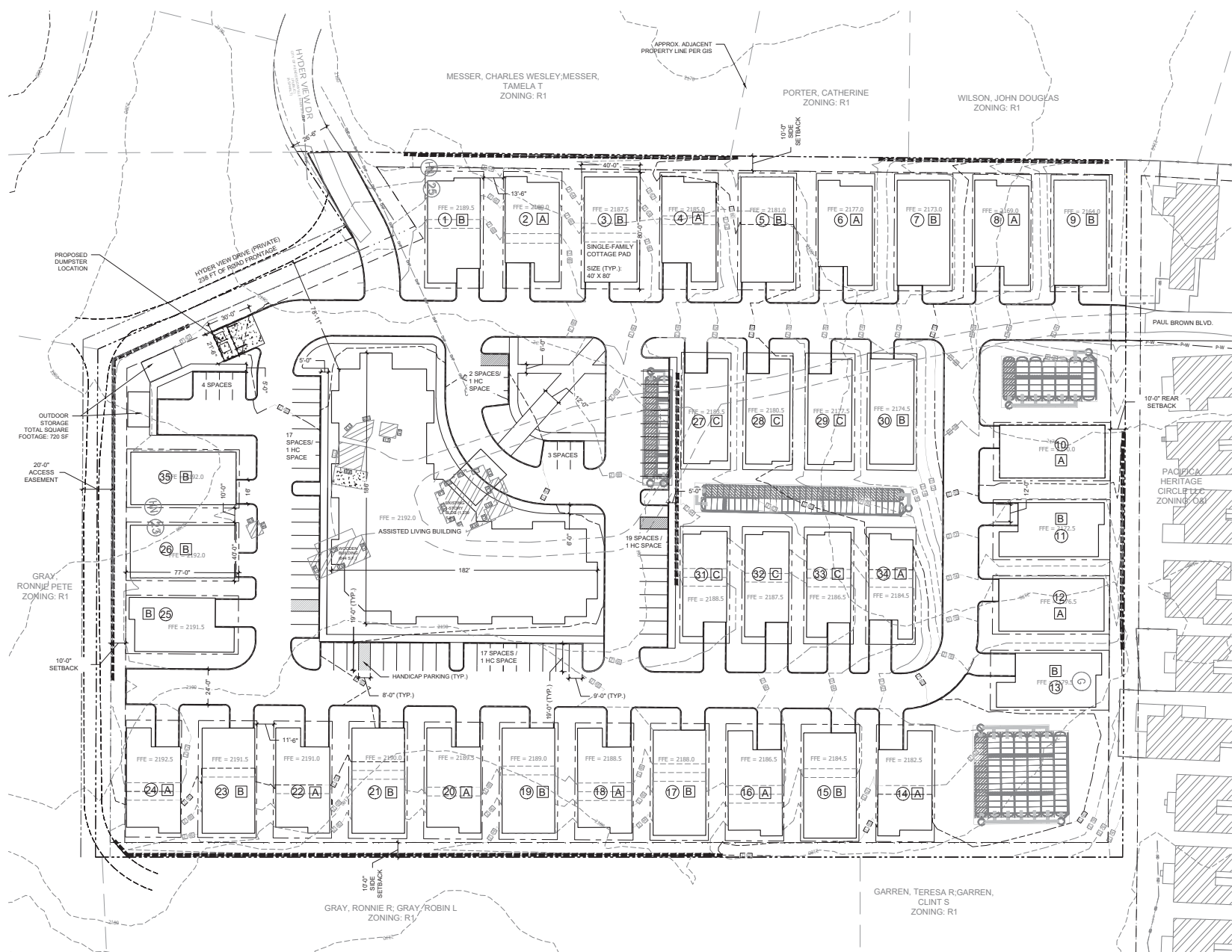
HANDICAP PARKING SPACES REQUIRED:  
3 SPACES  
HANDICAP PARKING SPACES PROVIDED:  
4 SPACES

PROPOSED LOT TYPE AND UNIT COUNT:  
SINGLE-FAMILY COTTAGES: 35  
MULTI-FAMILY ASSISTED LIVING UNITS: 44 UNITS  
TOTAL UNITS: 79

ASSISTED LIVING BUILDING SQUARE  
FOOTAGE: 18,655 SF

OPEN SPACE:  
TOTAL OPEN SPACE PROVIDED: 24,992 SF (8%)  
TOTAL LENGTH OF PROPOSED ROAD:  
2,286 LF





PROPERTY ADDRESS:  
 PIN #: 9650854125  
 TOTAL PROPERTY SIZE: 7.32 ACRES  
 245 HYDER VIEW DR

OWNER  
 PACIFICA HERITAGE CIRCLE LLC

CONTACT  
 ROB DULL, PLA  
 SITWORK STUDIOS, PLLC  
 352 DEPOT STREET, SUITE 120  
 ASHEVILLE, NC 28801  
 (O) (828) 225-4945  
 RDULL@SITWORKSTUDIOS.COM

COUNTY ZONING:  
 RESIDENTIAL DISTRICT ONE (R1)

RESIDENTIAL DENSITY (UNITS / ACRE)  
 STANDARD REQUIREMENTS: 4 UNITS / ACRE  
 MAX REQUIREMENTS: 12 UNITS / ACRE  
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 FRONT: 10'  
 SIDE: 10'  
 REAR: 10'  
 MAX. BLDG. HEIGHT: 40'

SINGLE-FAMILY RESIDENTIAL PARKING  
 REQUIREMENTS/ PROVIDED:  
 70 SPACES / 70 SPACES

MULTI-FAMILY RESIDENTIAL PARKING  
 REQUIREMENTS/ PROVIDED:  
 66 SPACES / 66 SPACES

HANDICAP PARKING SPACES REQUIRED:  
 3 SPACES  
 HANDICAP PARKING SPACES PROVIDED:  
 4 SPACES

PROPOSED LOT TYPE AND UNIT COUNT:  
 SINGLE-FAMILY COTTAGES: 35  
 MULTI-FAMILY ASSISTED LIVING UNITS: 44 UNITS  
 TOTAL UNITS: 79

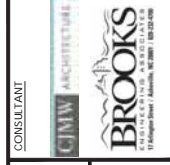
ASSISTED LIVING BUILDING SQUARE  
 FOOTAGE: 18,655 SF

OPEN SPACE:  
 TOTAL OPEN SPACE PROVIDED: 24,992 SF (8%)

TOTAL LENGTH OF PROPOSED ROAD:  
 2,286 LF

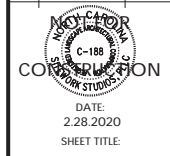
LEGEND

①	COTTAGE #
ⓑ	COTTAGE TYPE



HERITAGE HILLS  
 PREPARED FOR:  
 PACIFICA HEALTHCARE  
 PACIFICA HERITAGE CIRCLE, LLC  
 1775 HERITAGE CIRCLE, SUITE 100  
 SAN DIEGO, CA 92110

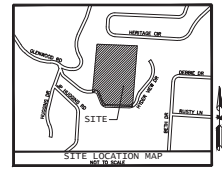
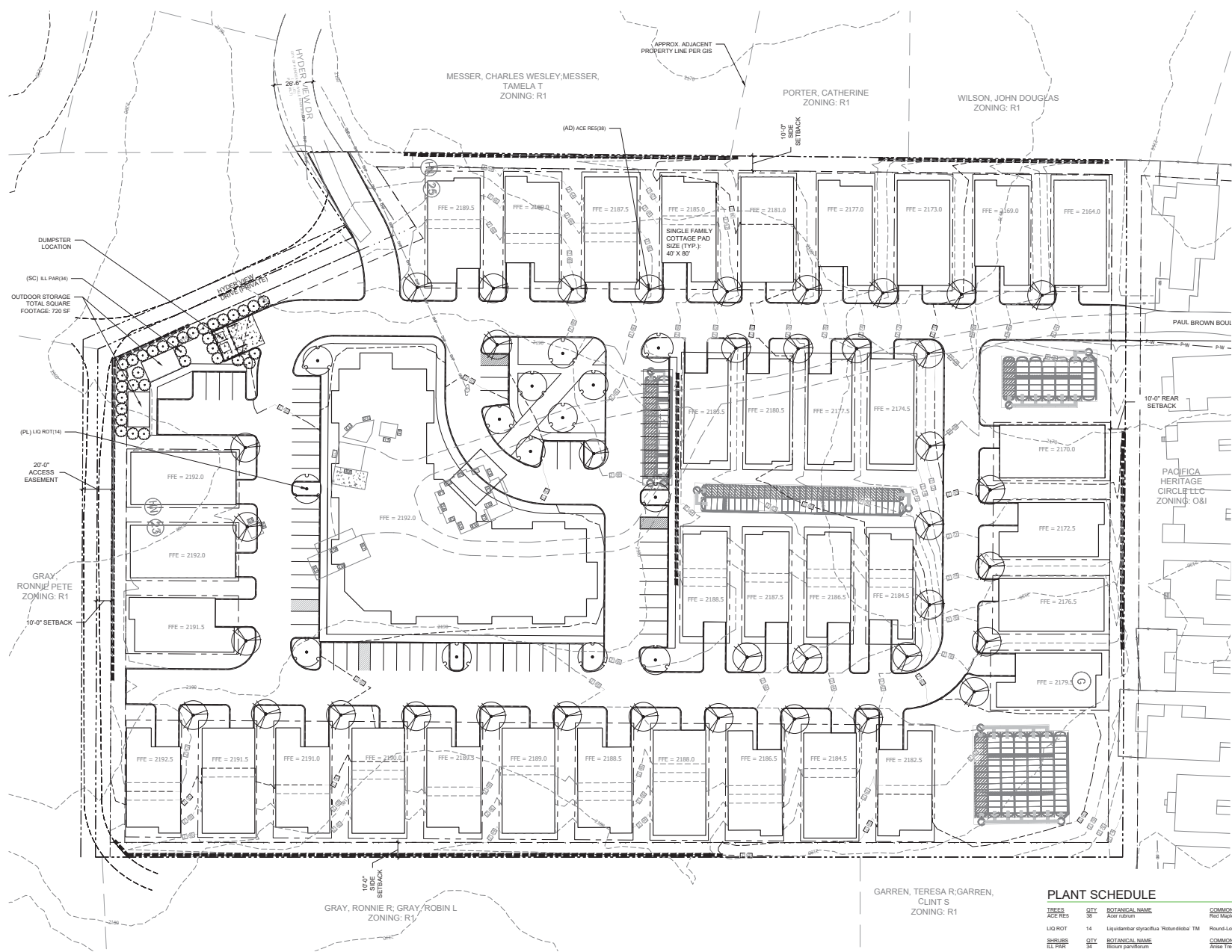
NO.	REVISIONS	DATE
1	SITE PLAN	02.28.2020



DATE:  
 2.28.2020  
 SHEET TITLE:  
 SITE PLAN

SHEET NO.  
 L-200





PROPERTY ADDRESS:  
 PIN #: 9650854125  
 TOTAL PROPERTY SIZE: 7.32 ACRES  
 245 HYDER VIEW DR

OWNER:  
 PACIFICA HERITAGE CIRCLE LLC

CONTACT:  
 ROB DULL, PLA  
 SITWORK STUDIOS, PLLC  
 352 DEPOT STREET, SUITE 120  
 ASHEVILLE, NC 28801  
 (O) (828) 225-4945  
 RDULL@SITWORKSTUDIOS.COM

COUNTY ZONING:  
 RESIDENTIAL DISTRICT ONE (R1)

RESIDENTIAL DENSITY (UNITS / ACRE)  
 STANDARD: 4 UNITS / ACRE  
 MAX: 12 UNITS / ACRE  
 PROPOSED DENSITY: 10.6 UNITS/ACRE

SETBACKS FOR R1 ZONING:  
 FRONT: 10'  
 SIDE: 10'  
 REAR: 10'  
 MAX. BLDG. HEIGHT: 40'

PROPOSED LOT TYPE AND UNIT COUNT:  
 SINGLE-FAMILY COTTAGES: 26  
 MULTI-FAMILY COTTAGE UNITS: 8  
 MULTI-FAMILY ASSISTED LIVING UNITS: 44  
 TOTAL UNITS: 78

OPEN SPACE:  
 TOTAL OPEN SPACE PROVIDED: 125,781 SF

PARKING LOT LANDSCAPING  
 REQUIRED/PROVIDED (PL):  
 14 LARGE OR SMALL DECIDUOUS TREES

ADDITIONAL STREET TREES PROPOSED:  
 38 TREES

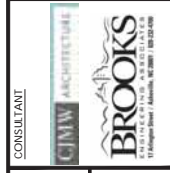
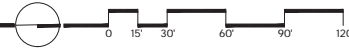
PLANTING LEGEND

- PL = PARKING LOT LANDSCAPING REQUIREMENT
- SC = SCREENING REQUIREMENTS
- AD = ADDITIONAL TREES
- CF PLANTS = Plant Description
- Large Deciduous Tree (ST)
- ZONING USE ABBREVIATION (SEE LEGEND)

GARREN, TERESA R; GARREN,  
 CLINT S  
 ZONING: R1

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS
ACE TREES	8	Acacia saligna	Red Wattle	2" cal	
LIO ROT	14	Liquidambar styraciflua 'Rotundiloba' TM	Round-lobed Sweet Gum	2" cal	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS
ILL PAR	34	Baccharis parviflora	Anise Tree	7 gal	



HERITAGE HILLS  
 PREPARED FOR:  
 PACIFICA HEALTHCARE  
 PACIFICA HERITAGE CIRCLE LLC  
 1775 HERITAGE CIRCLE  
 SAN DIEGO, CA 92110

NO.	REVISIONS	DATE
1	LANDSCAPE PLAN	02.28.2020



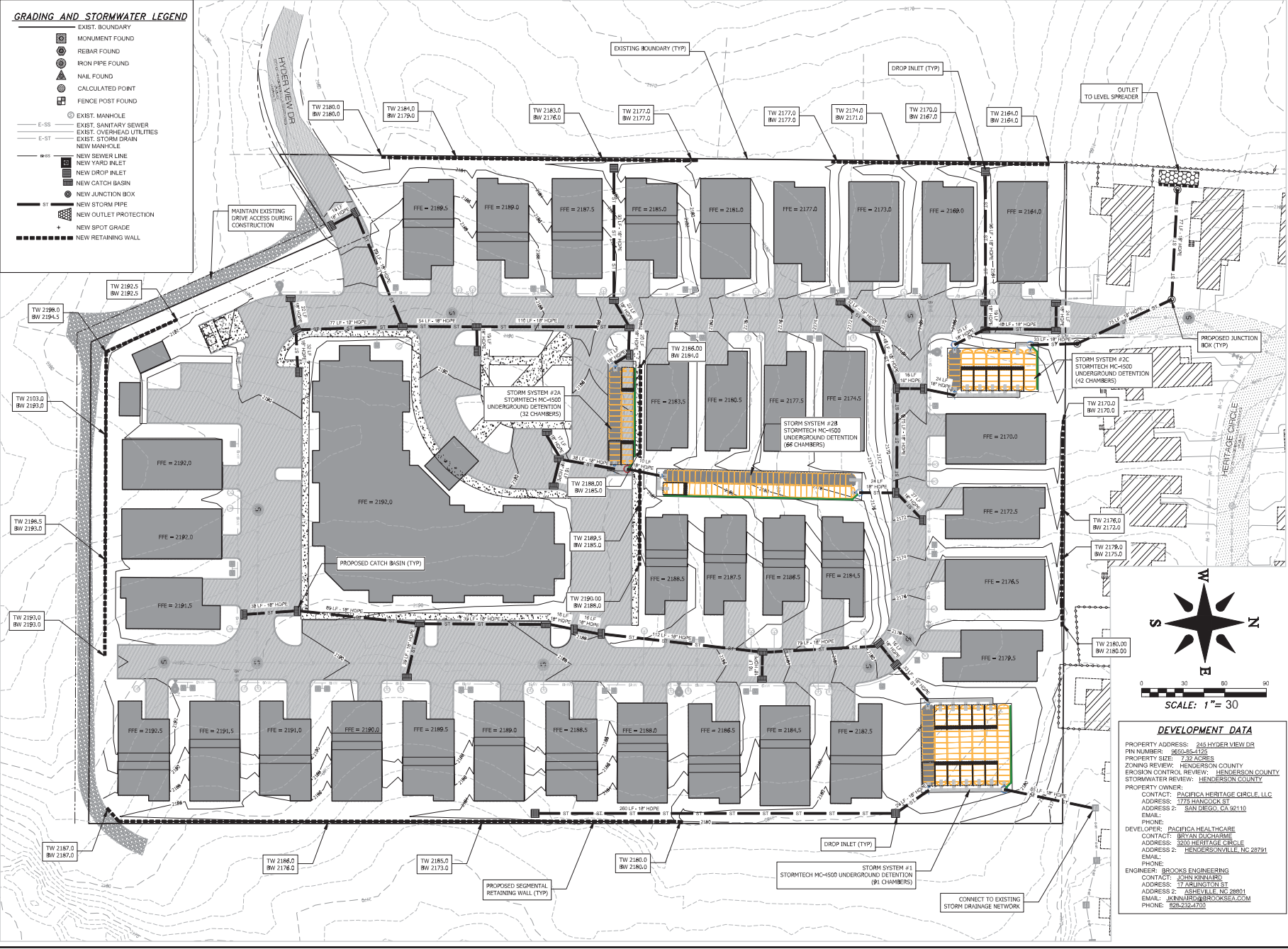
DATE:  
 2.28.2020  
 SHEET TITLE:

LANDSCAPE  
 PLAN

SHEET NO.  
 L-300

**GRADING AND STORMWATER LEGEND**

- EXIST. BOUNDARY
- ⊗ MONUMENT FOUND
- ⊗ REBAR FOUND
- ⊗ IRON PIPE FOUND
- ⊗ NAIL FOUND
- ⊗ CALCULATED POINT
- ⊗ FENCE POST FOUND
- ⊗ EXIST. MANHOLE
- E-SS EXIST. SANITARY SEWER
- E-ST EXIST. OVERHEAD UTILITIES
- EXIST. STORM DRAIN
- NEW MANHOLE
- NEW SEWER LINE
- NEW YARD INLET
- NEW DROP INLET
- NEW CATCH BASIN
- NEW JUNCTION BOX
- NEW STORM PIPE
- NEW OUTLET PROTECTION
- NEW SPOT GRADE
- NEW RETAINING WALL



**DEVELOPMENT DATA**

PROPERTY ADDRESS: 245 HYDER VIEW DR  
 PIN NUMBER: 86054125  
 PROPERTY SIZE: 7.32 ACRES  
 ZONING REVIEW: HENDERSON COUNTY  
 EROSION CONTROL REVIEW: HENDERSON COUNTY  
 STORMWATER REVIEW: HENDERSON COUNTY

PROPERTY OWNER:  
 CONTACT: PACIFICA HERITAGE CIRCLE, LLC  
 ADDRESS: 1775 HANGCOCK ST  
 ADDRESS 2: SAN DIEGO, CA 92110  
 EMAIL:  
 PHONE:

DEVELOPER: PACIFICA HEALTHCARE  
 CONTACT: BRYAN DUCHARRE  
 ADDRESS: 300 HERITAGE CIRCLE  
 ADDRESS 2: HENDERSONVILLE, NC 28791  
 EMAIL:  
 PHONE:

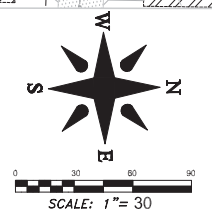
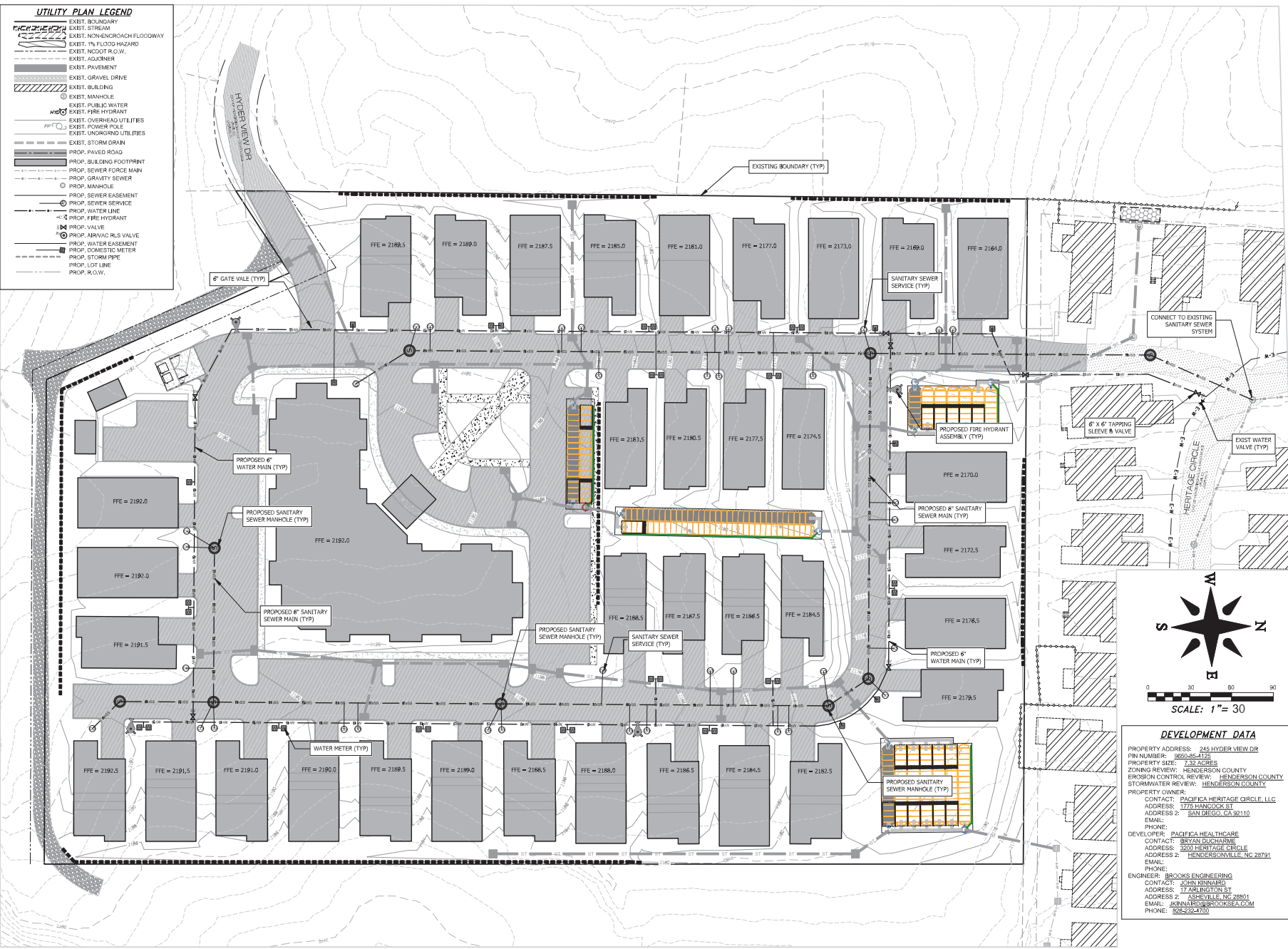
ENGINEER: BROOKS ENGINEERING  
 CONTACT: JOHN KIMMARD  
 ADDRESS: 17 ARLINGTON ST  
 ADDRESS 2: ASHEVILLE, NC 28801  
 EMAIL: JON@BROOKSENG.COM  
 PHONE: 828-232-4700

Project No: <b>502919</b>	Drawing Title: <b>GRADING AND STORMWATER PLAN</b>	City/County: NORTH CAROLINA HENDERSON COUNTY	Scale: <b>1" = 30'</b>	North Arrow	 <b>BROOKS ENGINEERING ASSOCIATES</b> Planning • Engineering • Surveying • Environmental Services	17 Allington Street Asheville, NC 28801 Phone: 828-232-4700 Fax: 828-232-4331 www.brooksendg.com	Date: 03/02/20 No.: 1 REVISIONS/SUBMISSIONS: HENDERSON COUNTY MASTER PLAN



**UTILITY PLAN LEGEND**

	EXIST. BOUNDARY
	EXIST. STREAM
	EXIST. NON-ENCROACH FLOODWAY
	EXIST. 1% FLOOD HAZARD
	EXIST. NEXT R.O.W.
	EXIST. EASEMENT
	EXIST. PAVEMENT
	EXIST. GRAVEL DRIVE
	EXIST. BUILDING
	EXIST. MANHOLE
	EXIST. PUBLIC WATER
	EXIST. FIRE HYDRANT
	EXIST. OVERHEAD UTILITIES
	EXIST. POWER POLE
	EXIST. UNDERGROUND UTILITIES
	EXIST. STORM DRAIN
	EXIST. PAVED ROAD
	PROP. BUILDING FOOTPRINT
	PROP. SEWER FORCE MAIN
	PROP. GRAVITY SEWER
	PROP. MANHOLE
	PROP. SEWER EASEMENT
	PROP. SEWER SERVICE
	PROP. WATER LINE
	PROP. FIRE HYDRANT
	PROP. VALVE
	PROP. AIR/VAC R/S VALVE
	PROP. WATER EASEMENT
	PROP. DOMESTIC METER
	PROP. STORM PIPE
	PROP. LOT LINE
	PROP. R.O.W.



**DEVELOPMENT DATA**

PROPERTY ADDRESS: 245 HYDER VIEW DR  
 PIN NUMBER: 869345-112  
 PROPERTY SIZE: 7.82 ACRES  
 ZONING REVIEW: HENDERSON COUNTY  
 EROSION CONTROL REVIEW: HENDERSON COUNTY  
 STORMWATER REVIEW: HENDERSON COUNTY

PROPERTY OWNER:  
 CONTACT: PACIFICA HERITAGE CIRCLE, LLC  
 ADDRESS: 1775 HANCOCK ST  
 ADDRESS 2: SAN DIEGO, CA 92110  
 EMAIL:  
 PHONE:

DEVELOPER: PACIFICA HEALTHCARE  
 CONTACT: BRYAN DICHAUSME  
 ADDRESS: 3200 HERITAGE CIRCLE  
 ADDRESS 2: HENDERSONVILLE, NC 28741  
 EMAIL:  
 PHONE:

ENGINEER: BROOKS ENGINEERING  
 CONTACT: JOHN KOWALSKI  
 ADDRESS: 17 ARLINGTON ST  
 ADDRESS: ASHEVILLE, NC 28801  
 EMAIL: JOHNNAR@BROOKS-ENG.COM  
 PHONE: 828-232-4700

Project No: <b>502919</b>	Drawing Title: <b>UTILITY PLAN</b>	Drawing Code: <b>C-6.0</b>	City/County: HENDERSON COUNTY, NORTH CAROLINA	 <b>BROOKS ENGINEERING ASSOCIATES</b> Planning • Engineering • Surveying • Environmental Services •	No. 1 REVISIONS/SUBMISSIONS HENDERSON COUNTY MASTER PLAN	Date 03/02/20
					PRELIMINARY DRAWINGS  17 Arlington Street Asheville, NC 28801 Phone: 828-232-4700 Fax: 828-232-4331 Email: john@brooks-eng.com WWW.BROOKS-ENG.COM	

FILE LOCATION: C:\0319\502919\03190302\03190302.dwg; PLOT: 03190302.dwg; PLOT DATE: 03/02/20 10:00:00 AM; PLOT SCALE: 1"=30'