

Staff Report: TRC 1/8/13
Vistas at Champion Hills PUD

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
Technical Review Committee

MEETING DATE: January 8, 2013

SUBJECT: Special Use Permit Amendment (SUP-06-01) for PUD Vistas at Champion Hills

PRESENTER: Toby Linville, Code Enforcement Director

ATTACHMENTS: 1. Staff Report

SUMMARY OF REQUEST:

The applicants are requesting an amendment to a previously approved Special Use Permit for a Planned Unit Development.

Staff requests that the TRC review the application and provide a recommendation to the Board of Adjustment. The TRC should also review the site plan.

Suggested Motions:

I move to approve the site plan for SUP-06-0 because it meets the requirements of the Land Development Code.

I move that TRC give a favorable recommendation for SUP-06-01.



Henderson County, North Carolina Code Enforcement Services

1. Board Request

- 1.1. **Applicant:** Lifestyle Homes c/o Bruce Alexander
- 1.2. **Request:** Special Use Permit
- 1.3. **PIN:** 9557371372
- 1.4. **Size:** 10.31 acres +/-
- 1.5. **Location:** The subject area is located on Willow Rd. across from Indian Cave Rd.
- 1.6. **Former Zoning Ordinance:**

(6) Amendments to the development plan. Minor changes in the location, siting or character of buildings and structures may be authorized by the Zoning Administrator, if required by engineering or other circumstances not foreseen at the time the final development program was approved; provided, however, that no change authorized by the Zoning Administrator under this section may increase the size of any building or structure by more than 10%, nor change the location of any building or structure by more than 10 feet in any direction, nor make any changes beyond the minimum or maximum requirements set forth in this chapter. All other changes in the planned unit development, including changes listed below, shall not be made without resubmission of the planned unit development according to the procedures, in this section:

- (a) A change in the use or character of the development.
- (b) An increase in overall density.
- (c) An increase in intensity of use.
- (d) Alteration of the traffic circulation system.
- (e) A reduction in approved open space.
- (f) A reduction of off-street parking and loading space.

Map A: Aerial Photo/Pictometry



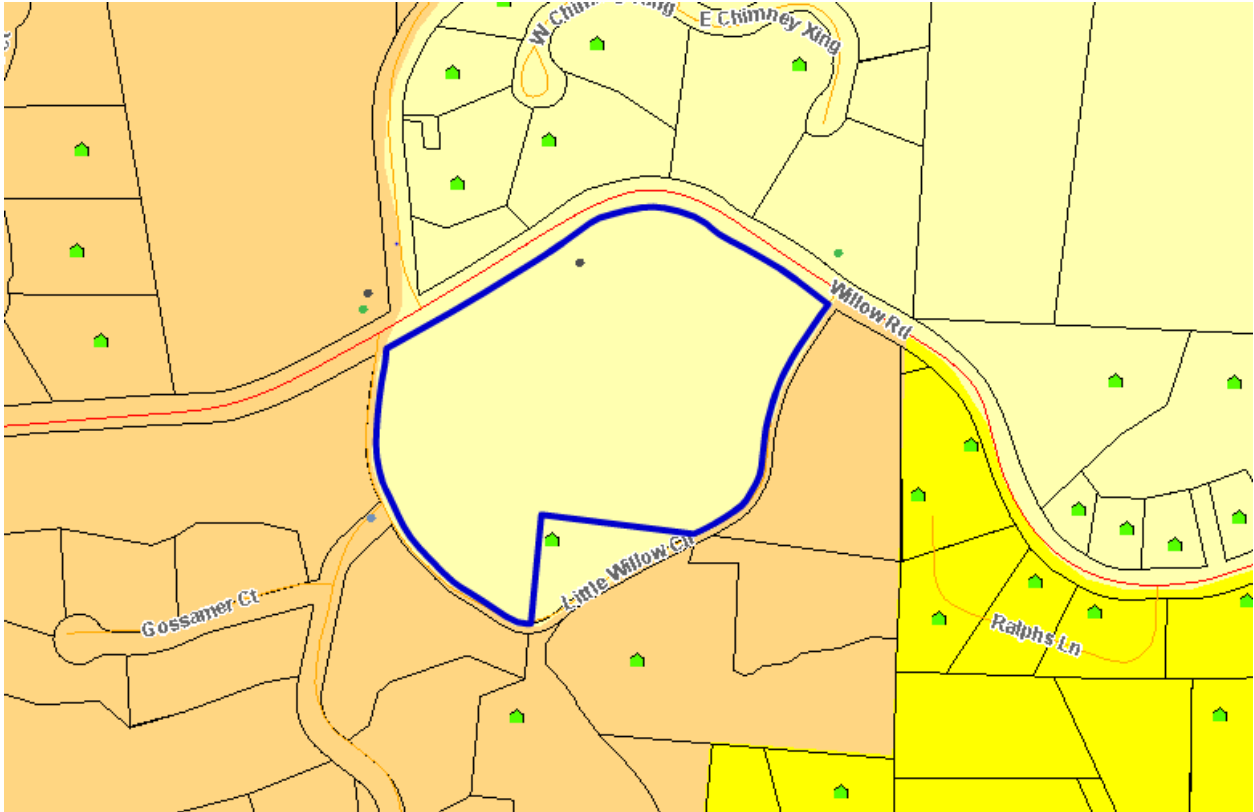
2. Current Conditions

2.1 Current Use: This parcel is currently vacant.

2.2 Adjacent Area Uses: The surrounding properties consist of residential and undeveloped land.

2.3 Zoning: The adjoining properties are zoned R-2, R-2 Rural, and R-3.

Map B: Current Zoning



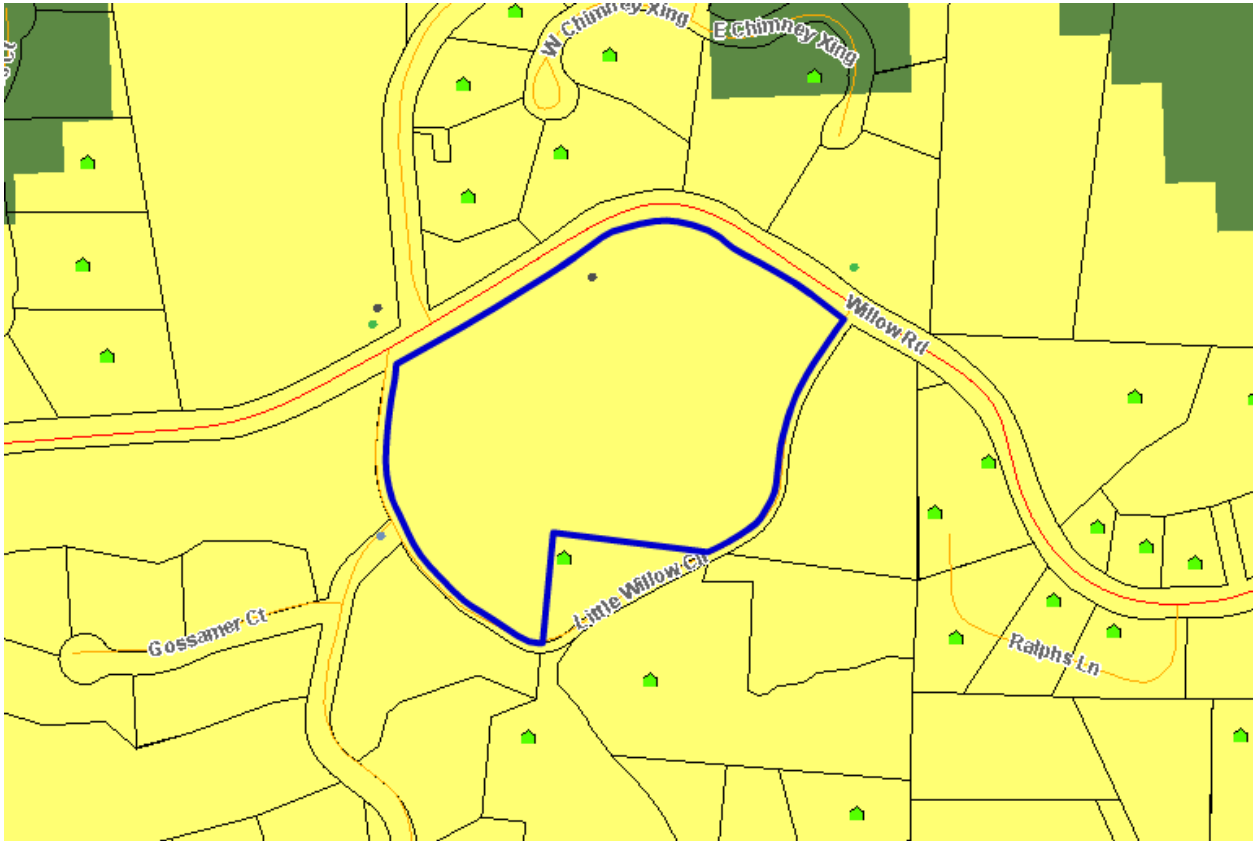
3. Floodplain /Watershed Protection The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. Water and Sewer

Public Water: City of Hendersonville water is available for this property.

Public Sewer: This project will be served by a package treatment plant.

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 classification (USA). The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

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.

Staff Recommendations

6.1 Staff's Position at this time, under the guidelines of current plans, policies and studies, is to recommend approval of amending the Special Use Permit because it is consistent with the current surrounding land uses and future land use recommendations.

7. **Photographs** **Looking East from Indian Cave Rd.**



Looking North to Entrance



Looking South from Entrance



Looking North



Looking East



Graded Home Site

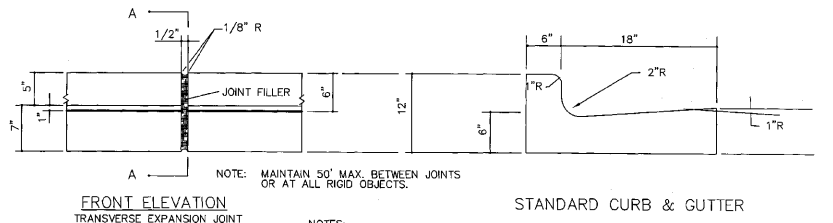
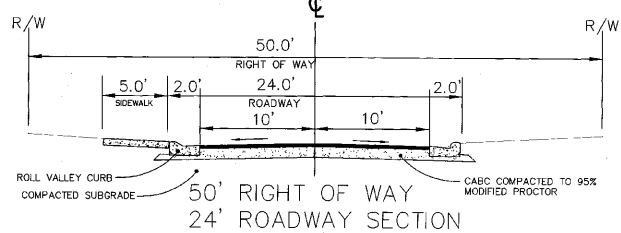
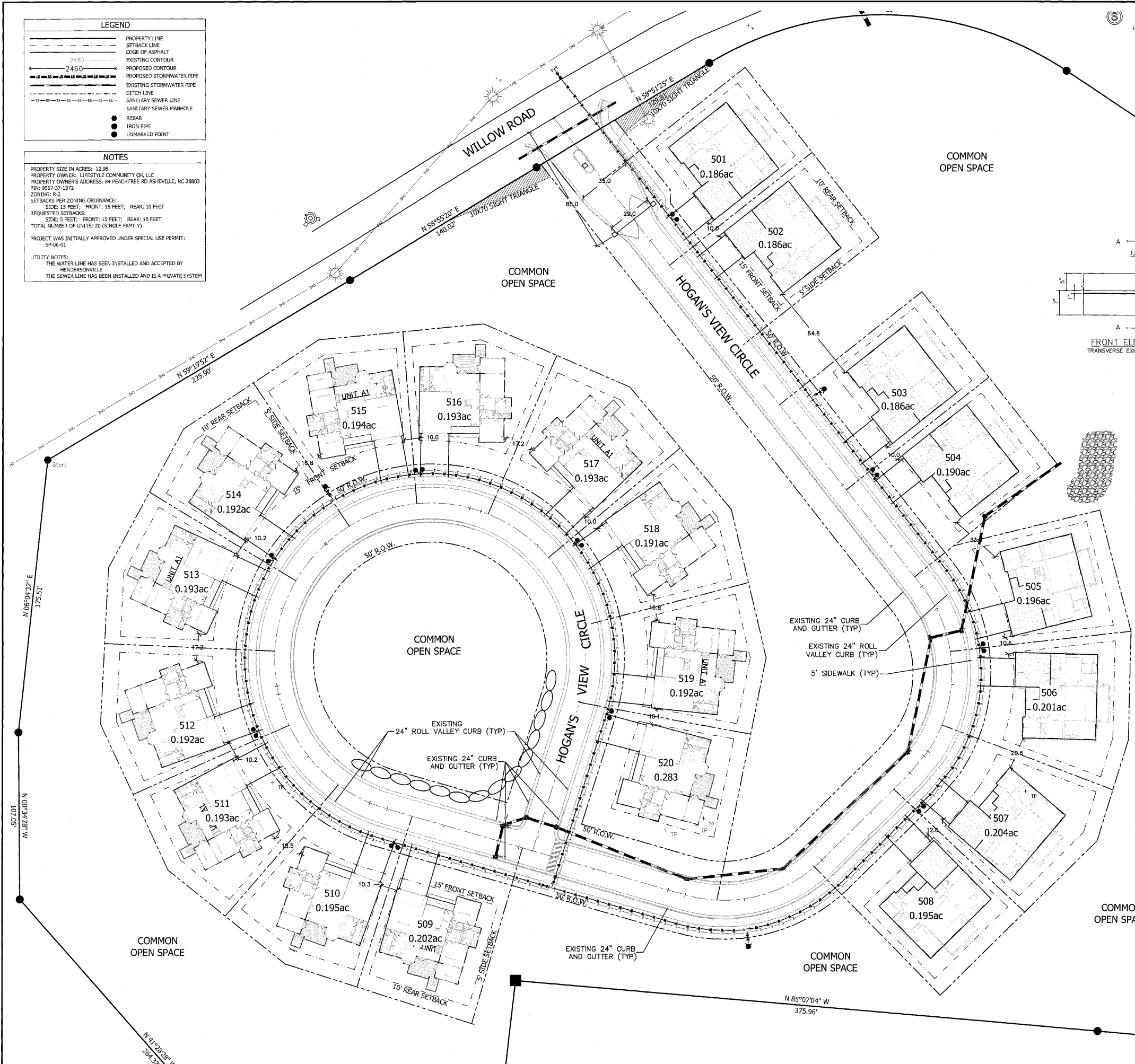


LEGEND	
	PROPERTY LINE
	SETBACK LINE
	EDGE OF ASPHALT
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED STORMWATER PIPE
	EXISTING STORMWATER PIPE
	DITCH LINE
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	REBAR
	IRON PIPE
	UNMARKED POINT

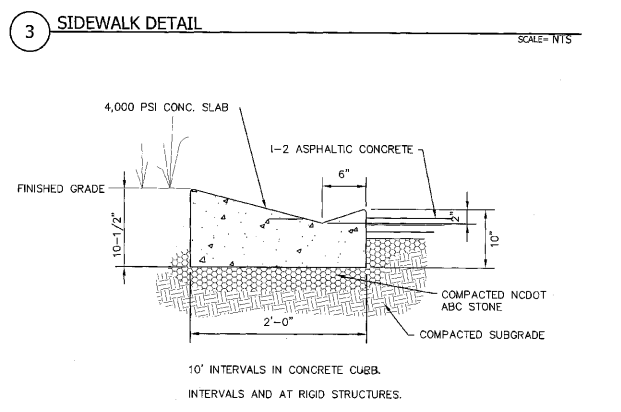
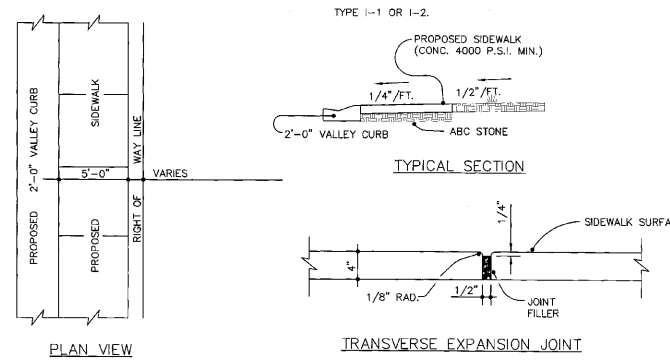
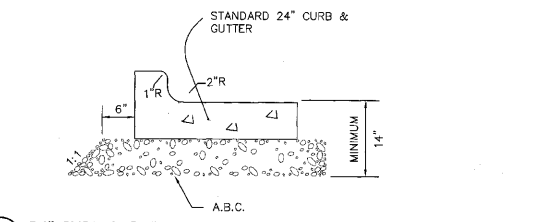
NOTES

PROPERTY SIZE IN ACRES: 12.28
 PROPERTY OWNER: LIFESTYLE COMMUNITY CH, LLC
 PROPERTY OWNER'S ADDRESS: 84 PEACHTREE RD ASHEVILLE, NC 28803
 PIN: 957-37-1372
 ZONING: R-2
 SETBACKS PER ZONING ORDINANCE:
 SIDE: 15 FEET; FRONT: 15 FEET; REAR: 10 FEET
 REQUESTED SETBACKS:
 SIDE: 5 FEET; FRONT: 15 FEET; REAR: 10 FEET
 TOTAL NUMBER OF UNITS: 20 (SINGLE FAMILY)
 PROJECT WAS INITIALLY APPROVED UNDER SPECIAL USE PERMIT:
 SP-06-01

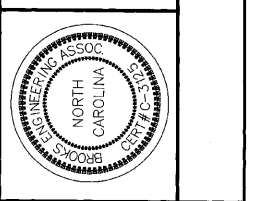
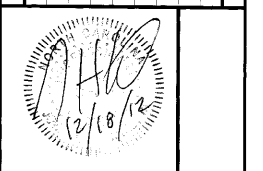
UTILITY NOTES:
 THE WATER LINE HAS BEEN INSTALLED AND ACCEPTED BY
 HENDERSONVILLE
 THE SEWER LINE HAS BEEN INSTALLED AND IS A PRIVATE SYSTEM



- NOTES:**
1. CONCRETE SHALL BE 4,000 P.S.I.
 2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (A 15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED.)
 3. EXPANSION JOINTS SHALL BE PLACED EVERY 40'



No.	REVISIONS/SUBMISSIONS	Date
1	REVISED GRADING	11/11/2010
2	PLANS REVISED PER OWNER COMMENTS	12/14/2010
3	PLANS CHANGED FOR REVISED UNIT TYPES	2/14/2012
4	SUBMITTAL TO HENDERSON COUNTY	12/18/2012



Reviewed:
 JHK Scale: 1"=30'
 Date: 01-20-12

Designed:
 JHK
 Drawn:
 JHK
 Checked:
 JHK

17 Arlington Street
 Asheville, N.C. 28801
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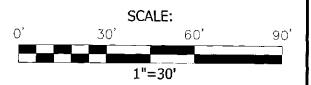
BROOKS
 ENGINEERING ASSOCIATES

Planning • Engineering • Surveying
 • Environmental Services •

VISTAS AT CHAMPION HILLS
 SITE PLAN

HENDERSONVILLE
 NORTH CAROLINA

Project No: 343010
 Drawing Title: C-0
 SITE LAYOUT PLAN



Revision/Submission number with a triangle indicates changes made on this sheet.