THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: August 24, 2021

Subject: Conditional Zoning Request for 1617 Hendersonville Rd. (Deerfield)

Staff Resource(s): Todd Okolichany, AICP, LEED AP ND, Planning & Urban Design Director; Shannon Tuch, RLA, Principal Planner

Action Requested: Conditionally zone 28 parcels totalling approximately 125 acres from Residential Multi-family, High Density (RM-16) and Institutional (INST) to Commercial Expansion - Conditional Zone (COM EXP - CZ).

Project Location and Contacts:

- The project site is located on a large 120 acre parcel located at 1617 Hendersonville Rd. (PIN 9645-89-9707).
- In addition, the rezoning request includes an additional 27 parcels located within the community, as identified in the application.
- Owner: Deerfield Episcopal Retirement Community Inc.

Summary of Petition:

- This petition is to construct a large expansion of the existing Deerfield retirement community along with associated site improvements including parking, open space and sidewalk connections.
- The applicant is seeking a rezoning via conditional zoning due to the overall size and non-residential nature of some of the community facilities.
- The project area is concentrated on approximately 38 acres located in the south/southeast portion of the Deerfield campus and will include multiple new buildings and building expansions that, in sum, will be over 800,000 square feet and will include:
  - 234 independent dwelling units
  - 75 assisted living units
  - 26 additional skilled nursing and community facilities
  - 362 off-street parking spaces, and
  - expanded community facilities
- The project is proposed to be built in two phases and per the proposed master plan will include:

  Phase 1

  A - A 21,500 square foot expansion of the existing skilled nursing facility, adding two levels with 26 new units.

  B - A 9,000 square foot expansion of the existing multipurpose room (Blue Ridge Room)

  C - A new 45,000 square foot, two-story parking deck with 128 spaces

  D - A new 220,000 square foot, five-story independent living facility with 90 units and 90 parking spaces located under the building.

  E - A new 61,800 square foot, three-story building that includes a 30,200 square foot community center on the ground floor and 24 assisted living units on the second and third levels above the shared community space (Building E will connect to Building G in the future for a total of 148,000 square feet).

  F - Two new 36,000 square foot, three-level multifamily “hybrid homes” buildings that are three stories with 12 units each and 12 parking spaces located under each building.

  I - A future 2,500 square foot grounds/facilities/maintenance building.

  Phase 2 - future

  G - A future 86,200 square foot, three-story assisted living expansion containing 51 units.

  H - 10 future “hybrid homes” (identical or substantially similar to “F”).
- The tallest building will not exceed 65 feet and the architectural style of all structures will be consistent with the existing community character.
- Access into the community will remain unchanged with entrances located on Hendersonville Rd., Racquet Club Rd. and Valley Springs Rd.
- Stormwater infrastructure, roads, sidewalk and open space will continue to be privately

maintained.
- Outdoor community open space is provided and scattered throughout the community, including in the areas where the new construction/expansions are occurring.
- An innovative stormwater management system is proposed that is designed to collect and direct stormwater from rooftops and yard basins into a natural looking mountain stream amenity for the residents of the community.
- This water may also be used for irrigation in the landscape.
- Tree canopy preservation and other landscaping will be provided as required.
- The proposed plan appears to meet or exceed these requirements.
- Approximately 27 acres in the northwest corner of the campus falls within the Blue Ridge Parkway Overlay; however, the subject project area is not located within the overlay and is therefore not restricted.
- The COM EXP zoning district requires 10 foot wide sidewalks throughout the community and the applicant is proposing sidewalks that range in width from five to eight feet, depending on context and location on the site.

Comprehensive Plan Consistency:
- The proposed development supports a number of goals including encouraging responsible growth by providing infill development in targeted growth areas and along transit corridors (p. 131) and by enhancing the community's walkability and access to outdoor spaces (pp. 147 and 212).
- The project also provides a naturalized stormwater management system thereby supporting goals for green stormwater infrastructure and improving the community's resilience (pp. 209, 216 and 224).

Compatibility Analysis:
- The project is integrated into the existing Deerfield retirement community and is, therefore, consistent and compatible with that community that already provides a full range of housing types and support services.
- Additionally, the community itself is compatible with both the surrounding zoning and land uses and transitions well from the low density single family uses to the west to the Hendersonville Rd. commercial corridor to the east.

Council Goal(s):
- This project is most closely aligned with the council goal of *A Well-Planned and Livable Community*.

Committee(s):
- Technical Review Committee (TRC) - April 19, 2021 - approved with conditions.
- Planning and Zoning Commission (PZC) - June 2, 2021 (hearing) and July 7, 2021 (vote) - approved unanimously 6-0.

Staff Recommendation:
- Staff recommends approval of this rezoning request based on the reasons stated above.

Suggested Motion to Approve:
- Motion to approve the conditional zoning request for the property located at 1617 Hendersonville Rd. from Residential Multi-family, High Density (RM-16) and Institutional (INST) to Commercial Expansion-Conditional Zone (COM EXP-CZ) and find that the request is reasonable, is in the public interest, is consistent with the city's comprehensive plan, and meets the development needs of the community in that the request: 1) supports infill development in a strategically

located area; 2) expands opportunity for walkability and outdoor access; and, 3) provides green stormwater infrastructure improving community resilience.

Attachment(s)

(1) Exhibit A - Existing Zoning
(2) Exhibit A1 Map - Proposed Zoning
(3) Exhibit B - Aerial Map
(4) Exhibit C - Existing Future Land Use Map
(5) Exhibit D - Site Plans & Elevations
(6) Exhibit E - Project Conditions
(7) Ordinance
(8) TRC Report & Comments
(9) PZC Minutes (Excerpt)
(10) PZC Recommendation