



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Zachary Grogan **MEETING DATE:** September 12th, 2024

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: Subdivision Text Amendment: Changes to Double Frontage Lots in New Subdivisions (P24-048-STA) –*Sam Hayes, Planner II*

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend City Council **adopt** an ordinance amending the official City of Hendersonville Subdivision Ordinance, Section 2.04. Review Procedures by revising subsection F. Expedited subdivision and subsection. I. Minor subdivision, based on the following:

1. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan, 2018 Bicycle Plan and 2023 Walk Hendo Pedestrian Plan based on the information from the staff analysis and the public hearing, and because:

The petition aligns with the City's adopted plan's policy guidance to promote vibrant neighborhoods, create compact development, establish connectivity and improve walkability/bikeability throughout the community.

2. We [find] this petition, in conjunction with the recommendations presented by staff, to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

1. The proposed text amendment creates flexibility for property owners while still limiting potential impacts to the greater community which include congestion management through driveway consolidation and reduction of conflict point for pedestrians, cyclists and vehicles.
2. The proposed text amendment expands the

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official City of Hendersonville Subdivision Ordinance, Section 2.04. Review Procedures by revising subsection F. Expedited subdivision and subsection. I. Minor subdivision, based on the following:

1. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan, 2018 Bicycle Plan and 2023 Walk Hendo Pedestrian Plan based on the information from the staff analysis and the public hearing, and because:

The petition aligns with the City's adopted plan's policy guidance to promote vibrant neighborhoods, create compact development, establish connectivity and improve walkability/bikeability throughout the community.

2. We [do not find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

1. The proposed text amendment would cause an undue burden on the developments through requirements to establish a marginal access street.
2. The proposed text amendment will not sufficiently address the impact on the greater community established through a double frontage lot.

<p>number of streets that will allow double frontage lots, while also imposing more requirements to ensure that these lots do not negatively impact the community.</p> <p>3. The proposed text amendment will assist in redeveloping smaller lots in areas targeted for infill.</p> <p>[DISCUSS & VOTE]</p>	<p>[DISCUSS & VOTE]</p>
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SUMMARY: Zachary Grogan initiated a text amendment to the City's Double Frontage requirements after talking with City staff about a new development. The proposed development created lots with double frontage, which is currently not allowed under our subdivision ordinance. Right now, the rules only permit double frontage on major roadways (expressway or boulevard).

In Mr. Grogan's case, he is looking to subdivide several properties on Brooklyn Avenue to construct townhomes. Brooklyn Ave is classified as a local street, therefore is not able to have double frontage. Due to the site layout and confines of the property, a large portion of the townhomes would have double frontage along Brooklyn Avenue.

From a larger perspective, Planning Staff identified Double Frontage Lots as a top-priority for a Text Amendment in 2022. This was the 11th highest priority. Staff has seen several instances where double frontage lots would be a preferred outcome due to topography, traffic volumes and improved congestion management.

City staff is proposing several revisions to the subdivision ordinance that align with the applicant's request, but also address issues in similar developments that staff has identified in recent months.

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PROJECT/PETITIONER NUMBER:	P24-048-STA
PETITIONER NAME:	Zachary Grogan
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Application 3. Draft Ordinance