

PRELIMINARY SITE PLAN-DRAKEWOOD (26-51-SPR / 54-SUB)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - Drakewood
 - 26-51-SPR
 - 26-54-SUB
- Applicant & Property Owner:
 - Drake Bruner, Watermark Landscape Architects [Applicant]
 - Mike Murphy, Hendo Homes, LLC. [Owner]
- Property Address:
 - 1208 Stanwood
- Parcel Identification (PIN):
 - PIN 9568-51-8549
- Project Acreage:
 - 1.88 acres
- Parcel Zoning:
 - R-10 Medium Density Residential
- Future Land Use Designation:
 - Family Neighborhood Living
- Requested Uses:
 - Minor Planned Residential
 - Major Subdivision
- Type of Review:
 - **Administrative**- Decisions made in the implementation, administration, or enforcement of the Zoning and Subdivision Ordinances that involve the determination of facts and the application of objective standards set forth in the Zoning and Subdivision Ordinances.



SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for preliminary site plan and preliminary plat review from Drake Bruner Elder of Watermark Landscape Architecture (applicant) and Mike Murphy of Hendo Homes, LLC (property owner). The applicant is proposing to establish a Minor Planned Residential Development (Minor PRD) and Major Subdivision to create a twenty-lot development off of Stanwood Ln and Drake St (PIN 9568-51-8549). The 1.88-acre property is currently zoned R-10 Medium Density Residential (rezoned 6/1/2023).

The proposal includes the creation of a public street and the utilization of Drake St, which bisects the property, to serve as frontage for the new lots. A Minor PRD in R-10 permits 5.5 units per acre. Each unit will be 1,200 Sq Ft or smaller and thus will take advantage of the “½ -Unit” or “Double Density” provision under Sec. 6-1-2 of the Zoning Ordinance. The resulting allowed density on this site would be 11 units per acre. With 20 units proposed on 1.88 acres, the proposed density comes out to 10.6 units per acre. A portion of the Shepherd Creek Floodplain is on the site.

Once Preliminary Site Plan and Preliminary Plat approval are granted, the applicant will be responsible for submitting a Final Site Plan for review. Upon approval of annexation and issuance of an approved Final Site Plan, horizontal construction on the site may commence. Once all public infrastructure has been built or bonded, the final plat can be recorded, zoning permits can be issued and vertical construction may begin.

PRELIMINARY SITE PLAN AND MINOR PRD REVIEW STANDARDS

Review of Preliminary Site Plans

Review of preliminary site plans applies to larger projects where the costs of developing detailed final plans can be substantial. Review of preliminary plans is a function of the Planning Board.

Preliminary plan review is required of all development undergoing Site Plan Review for the following:

- Any commercial, industrial or institutional development consisting of more than 20,000 square feet of floor area.
- Addition of more than 30 parking spaces.
- Any Minor Planned Residential Development consisting of 9 or more dwelling units

Approval of a preliminary site plan shall **not** entitle the applicant to the issuance of a zoning compliance permit. Upon approval of the preliminary site plan by the Planning Board the applicant must then submit an application and final site plans meeting the requirements of the zoning ordinance, in addition to any other approval including but not limited to stormwater approval, utility approval, driveway permits, land disturbance approval, etc. The applicant shall have two years from the date of such approval to obtain final site plan approval. In this case, a final subdivision plat approval will also be required prior to vertical construction.

PRELIMINARY PLAT (MAJOR SUBDIVISION) REVIEW STANDARDS

An application for a Major Subdivision shall be approved, if it complies with the following:

- The Major Subdivision is prepared and sealed by a licensed professional authorized by the state to prepare such documents.
- The Major Subdivision complies with the applicable standards in G.S. 47-30.
- The Major Subdivision includes all required certifications and other pertinent information as required by the city;
- All lots shall be served by a NCDOT-maintained roadway or a right-of-way constructed to and maintained in accordance with NCDOT or city standards, as appropriate.
- The name of the subdivision shall not duplicate or be similar to the name of an existing subdivision in Hendersonville or Henderson County.
- Street names used in the subdivision shall not duplicate or be similar to the names of streets in an existing subdivision in Hendersonville or Henderson County.
- All standards or conditions of any prior applicable permits and development approvals.
- The Major Subdivision complies with all other applicable requirements in this ordinance and the City Code of Ordinances.

Major Subdivision

Major Subdivisions include all divisions of land involving 8 or more lots; and/or involve the dedication of a new street or change in existing streets. Major Subdivisions must be reviewed by staff and must undergo an administrative review hearing by the Planning Board.

The Planning Board shall make an administrative decision after the conclusion of a public meeting. The procedure for a public meeting is as follows:

- Public meetings shall comply with the notice requirements of section 2.03.F.
- A public meeting shall be open to the public and shall be conducted in accordance with the planning board's adopted rules of procedure for administrative hearings.
- There is no requirement to allow general public comments during a public meeting, though it may be allowed by the chair or other presiding officer. However public input and comment shall be allowed as required by applicable laws, the standards of this ordinance, and the Planning Board's adopted rules of procedure.

The Planning Board's decision shall be one of the following. All the following decisions are administrative in nature:

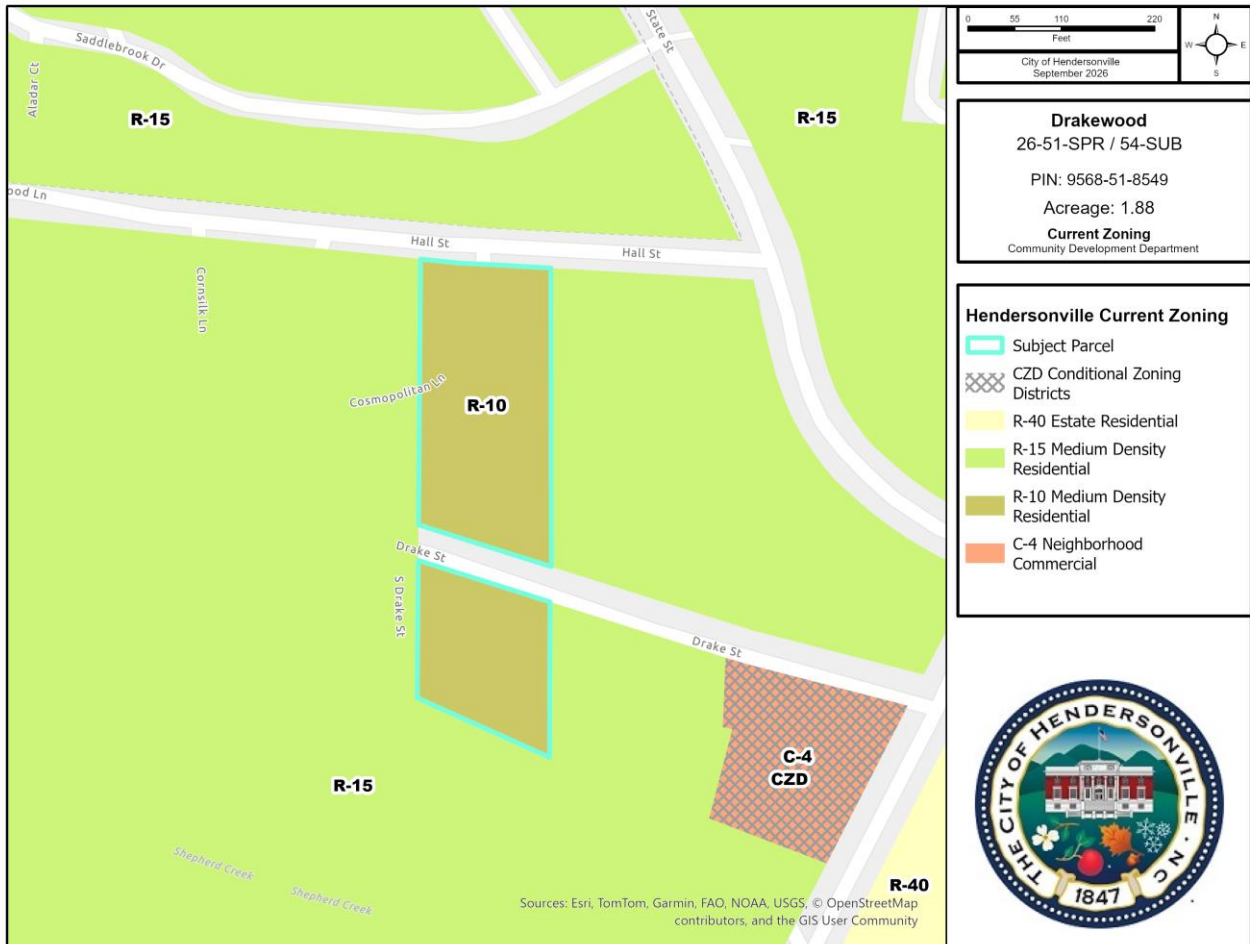
- Approval of the Major Subdivision as proposed.

- Approval of a revised Major Subdivision.
- Denial of the Major Subdivision.

The Planning Board shall render a decision on an application for a Major Subdivision within 32 days of the date of the first public meeting to consider the application unless a different review schedule is agreed to by the Planning Board, the City, and the Applicant.

Approval of a required Major Subdivision **shall not** constitute the approval for recording a subdivision with the Register of Deeds, or approval for the conveyance of lots. Approval of a required Major Subdivision authorizes the submittal of street and utility construction plans, and soil erosion and sedimentation control plan.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is zoned R-10 Medium Density Residential and is surrounded by the slightly less dense R-15, Medium Density Residential zoning. The property fronts on Stanwood Ln, which connects to State St. and is bisected by Drake St which connects to Kanuga Rd – offering good circulation for the proposed project. The property to the southeast was recently rezoned to C-4 CZD Neighborhood Commercial Conditional Zoning District.

SITE IMAGES



View of the site frontage from Stanwood Ln toward Shepherd Creek Floodplain



View of the site from center with Drake St in mid-foreground and Shepherd Creek Floodplain in background

SITE IMAGES



View of site from Shepherd Creek Floodplain toward Stanwood Ln.



View from proposed access along Stanwood Ln facing west.

SITE IMAGES



View of neighboring mobile home park along Drake St.



View of Drake St from site. Roof of Johnson Farm produce stand on Kanuga Rd visible in distance.

PROPOSED DEVELOPMENT DETAILS

- **Proposed Use:**
 - Minor Planned Residential Development – Residential Dwelling, Single-Family
- **Proposed Units:**
 - 20 Single-Family Homes
- **Acreage**
 - 1.88 acres
- **Density**
 - Proposed Density: 10.6 units per acre
 - Allowed Density: 5.5 units per acre X 2 (“half units”) = 11 units per acre
- **Natural Resource**
 - The property has a natural slope of less than 15.1% which does not trigger any additional steep slope requirements.
 - The site has no associated blue line streams. The blue line indicated on the parcel on the USGS map was rerouted to the west at a point north of Stanwood Ln some time in the past.
 - The site, including portions of the Drake St right-of-way, contains 0.55 acres of the 100-Year Floodplain of Shepherd Creek.
 - The majority of the site has no tree canopy and the proposal does not trigger compliance with the tree canopy preservation standards.
- **Streets**
 - The site fronts along Stanwood Ln and is bisected by Drake St. These are both NCDOT-maintained rights-of-way. The proposed subdivision requires the construction of a public street which will be maintained by the City of Hendersonville.
- **Parking**
 - Required: 22 spaces
 - 1 parking space per unit for 1–2-bedroom units = 20 spaces
 - Cluster Mailbox Parking = 2 spaces
 - Provided: 22 spaces
- **Sidewalks**
 - Sidewalks or Fee-in-Lieu of Sidewalks are required for both Drake St and Stanwood Ln as well as along the newly constructed local street (one side).
- **Public Utilities**
 - The site is served by City of Hendersonville Water and Sewer.
- **Landscaping**
 - A detailed landscaping plan is not required for preliminary site plan

approval, but the plan has outlined the following landscaped areas:

- Common Open Space
- Street Trees
- Buffers
- Final Site Plan will reflect compliance with required plantings including species.

OUTSTANDING PRELIMINARY SITE PLAN COMMENTS

COMMUNITY DEVELOPMENT

Preliminary Site Plan & Preliminary Plat Comments:

The preliminary site plan accompanying this petition meets the standards established by the Zoning Ordinance for Planned Residential Development (5-14) and Preliminary Site Plan (7-3-3). Additionally, the preliminary plat petition meets the standards established by the Subdivision Ordinance for Major Subdivisions (Sec. 2.01 H.) and Configuration (Article 3) and Infrastructure (Article 4) with exceptions listed below (which can be addressed at Final Site Plan).

Comments to be addressed at Final Site Plan:

- The configuration of the parking area to serve the cluster mailbox will need better definition with delineated parking spaces and a bulb-out to eliminate the appearance of this area serving as a right-turn lane.
- Shared driveway for Lot 3 should be shifted to north side away from intersection. Lots 3-6 could all be shifted in a similar fashion as was done on the east side to address identical driveway-to-intersection spacing issue.

CITY ENGINEER

Preliminary Site Plan Comments:

- No Outstanding Comments

Comments to be addressed at Final Site Plan:

- Sidewalks adjacent to cluster mailbox will need to either be in the right-of-way or in a maintenance easement.
- Need to clarify maintenance responsibility of bio-swales and sidewalks that are within the ROW.
- Trees, shrubs, hedges, groundcover, and all other vegetation adjacent to or overhanging the sidewalk shall be maintained so that they do not encroach into the required pedestrian clear width.

WATER / SEWER

Preliminary Site Plan Comments:

- No Outstanding Comments

Comments to be addressed at Final Site Plan:

- Utility Extension Plan and all applicable required documentation for review to be submitted to engineeringreview@hvlnc.gov
- Utility Easement will need to be accessible from the street

FIRE MARSHAL

Preliminary Site Plan Comments:

- No Outstanding Comments

STORMWATER ADMINISTRATOR

Preliminary Site Plan Comments:

- No Outstanding Comments

FLOODPLAIN ADMINISTRATOR

Preliminary Site Plan Comments:

- No Outstanding Comments

PUBLIC WORKS

Preliminary Site Plan Comments:

- No Outstanding Comments

NCDOT

Preliminary Site Plan Comments:

- No Outstanding Comments

Comments to be addressed at Final Site Plan:

- Any sidewalk will require to be placed either behind a ditch or with a 2' paved shoulder and 30" concrete curb and gutter.
- AST pavement repairs will be required 50' on either side of any disturbance.
- No permanent structure that would be a roadside hazard is allowed in R/W.
- Driveway permit and any applicable encroachments will be required.
- 10x70 Sight triangles must be shown from the R/W line and no structure / planting may impede them.
- Hydraulic review would be necessary during the review process.

TRANSPORTATION IMPACT

Preliminary Site Plan Comments:

- None (the proposed use and unit count did not trigger a TIA)

STAFF ANALYSIS:

Zoning Compliance:

Based on the review by staff, the submitted preliminary site plan for the Drakewood Project meets the Zoning Ordinance standards established for Minor Planned Residential Developments (Section 5-14) and Preliminary Site Plan Review (Section 7-3-3.2).

Subdivision Compliance:

Based on the review by staff, the preliminary plat for the Drakewood Major Subdivision meets all the requirements of the Subdivision Ordinance.