



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Tyler Morrow	MEETING DATE:	November 2 nd 2023
AGENDA SECTION:	Public Hearings	DEPARTMENT:	Community Development
TITLE OF ITEM:	Subdivision Text Amendment: Street Design Updates (P23-78-STA) –Tyler Morrow, Planner II		

SUGGESTED MOTION(S):

For Approval:

I move City Council **adopt** an ordinance amending the official City of Hendersonville Subdivision Ordinance, Section 4.03. Streets by revising subsection C. Street configuration, based on the following:

1. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition aligns with the Comprehensive Plan's Strategy to Implement local policies and practices that complement and expand upon the State's access management standards (Strategy TC-3.3) and because it incorporates some of the complete street goals outlined in figure 7.3a.

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 subdivision developers to work with the existing terrain and slope of the property when designing their development and public street system.
2. The proposed text amendment has the potential to reduce the amount of land disturbed within a proposed subdivision which could decrease environmental impacts.

For Denial:

I move City Council **deny** an ordinance amending the official City of Hendersonville Subdivision Ordinance, Section 4.03. Streets by revising subsection C. Street configuration, based on the following:

1. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition aligns with the Comprehensive Plan's Strategy to Implement local policies and practices that complement and expand upon the State's access management standards (Strategy TC-3.3) and because it incorporates some of the complete street goals outlined in figure 7.3a.

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 reduces the required horizontal curve radius for public streets within a subdivision.
2. The proposed text amendment lowers the required K value for public streets within a subdivision.
3. The proposed text amendment increases the maximum road grade for public streets within a subdivision.

<p>3. The proposed text amendment aligns the ordinance with existing local public street conditions and NCDOT standards.</p> <p>[DISCUSS & VOTE]</p>	<p>[DISCUSS & VOTE]</p>
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***SUMMARY:** City staff is proposing to align the City's public street standards for subdivisions with standards set forth by the NCDOT for this region. It has been discovered that some of City's current subdivision standards do not take into account the topography of the region and are better suited for piedmont or coastal areas. Staff is recommending that the street design standards for subdivisions be a hybrid of NCDOT's requirements for rolling and mountainous terrain. It is staffs hope that by making these corrections, it will eliminate the need for additional grading/land disturbance and will better align new public street design with the existing conditions found around the City.*

PROJECT/PETITIONER NUMBER:	P23-78-STA
PETITIONER NAME:	City of Hendersonville
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Planning Board Meeting Summary 3. Draft Recorded Ordinance