

PRELIMINARY PLAT REVIEW- MABRY WOODS (25-47-SUB)  
CITY OF HENDERSONVILLE - PLANNING STAFF REPORT

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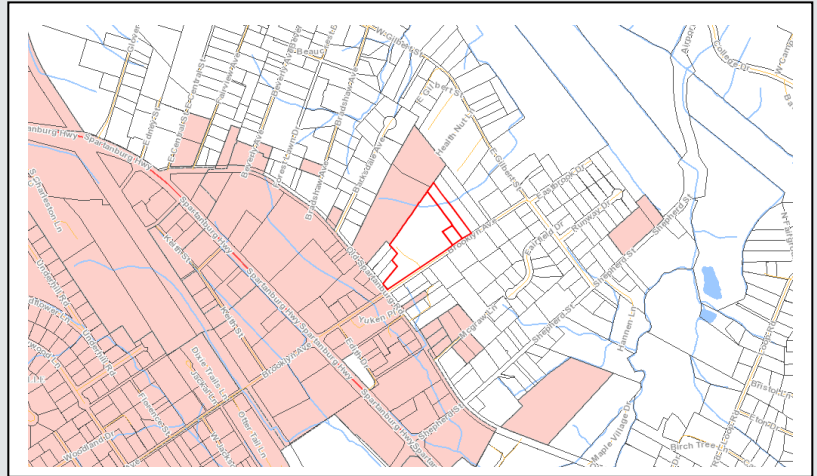
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## PROJECT SUMMARY

- Project Name:
  - Mabry Woods
- Applicant & Property Owner:
  - MPG Hendersonville, LLC (Zach Grogan) [Applicant]
  - Holbert Family. [Owners]
- Property Address:
  - 914 Brooklyn Ave
- Project Acreage:
  - 6.94 Acres
- Parcel Identification (PIN):
  - 9578-43-7077
  - 9578-43-9238
  - 9578-53-0013
- Parcel Zoning:
  - Urban Residential Conditional Zoning District
- Requested Uses:
  - Residential dwellings, single-family (attached)
    - Number of Units Approved in CZD:
      - 60
    - Number of Units Proposed for Development:
      - 59
- 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 a Major Subdivision [preliminary plat] approval from Zach Grogan with MPG Hendersonville, LLC (applicant/owner).*

*The applicant is proposing to plat 59 single-family attached home lots on the subject property at 914 Brooklyn Ave. (PINs: 9578-43-7077, 9578-43-9238, & 9578-53-0013). The Conditional Zoning for this project was approved in December 2024 and was approved for 60 townhome units.*

*The preliminary plat consists of residential home lots, parkland dedication area, common spaces, and rights-of-way. Staff finds that the plat is compliant with the Subdivision Ordinance with the exception of the proposed Parkland Dedication.*

*Since this development is proposed for fee simple single-family dwellings, the land must be subdivided in order to be built and sold in its current configuration. Due to this, the project must also go through the City's subdivision process. Projects involving the division of land into 8 or more lots and the dedication of a new street meet the criteria of a 'major subdivision' and therefore will be reviewed according to the standards of the Subdivision Ordinance. If approved, final site plans can be approved and the construction of public infrastructure may begin. Once infrastructure is installed, the Final Plat can be recorded.*

## PRELIMINARY PLAT AND MAJOR SUBDIVISION GUIDELINES

### **Preliminary Plat Standards of Review**

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.



## SITE IMAGES



*Subject property at the corner of Old Spartanburg Rd & Brooklyn Ave*



*View of subject property – former mobile home park*



## SITE IMAGES



*Typical view from adjacent property of the vegetative growth at the rear of the subject property in area slated for Parkland Dedication*

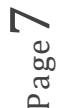


*View of drainage coming off of adjacent site on to area slated for Parkland Dedication*



<u>Zoning District Requested</u>	<u>Units Approved</u>	<u>Approval Date</u>
Urban Residential-CZD	60	December 5, 2024

- Traffic Impact Analysis requirement for Urban Residential zoning waived for not reaching City of Hendersonville TIA standards.
- Waiver of sidewalks on both sides of internal streets and reduction from 7'
- Developer shall remove bamboo stand at/near the corner of Old Spartanburg Rd and Brooklyn Ave. Existing hardwood and evergreen trees intermixed within bamboo area shall be preserved. If existing trees are removed, the tree canopy preservation calculation shall be updated accordingly.
- The Mabry name shall be represented on internal streets.
- Developer shall construct an 8' privacy fence and Type A Buffer [across the width of the portion of the eastern property boundary extending] from the front of the building facing Brooklyn Ave to the back of building to the north.
- Developer agrees to provide on-street parking as shown on the northern portion of the site near the mail kiosk.
- Developer shall design secondary parking spaces (driveway) to meet or exceed Section 6-5-5.1 and 6-5-5.3 motor vehicle parking space design requirements.
- Developer shall be allowed to plant one medium tree (instead of large canopy tree) every 40' to meet ~~street tree requirements along Brooklyn Ave due to NCDOT requirements, topography and public sewer~~



## PROPOSED DEVELOPMENT DETAILS

- **Units**
  - 60 Attached Single-Family Home Lots (Townhomes)
    - Lots range in size from 1,040 Sq Ft to 950 Sq Ft
- **Proposed Use:**
  - Residential, Single Family
- **Acres/Density**
  - 6.94 Acres
  - Proposed density: 8.5 units per acre
- **Parkland Dedication**
  - The development is required to provide 500 Sq Ft of parkland per lot for a total of 29,500 Sq Ft. They are proposing to dedicate 61,986 Sq Ft (1.423 Acres).
- **Environment**
  - The wetlands, blue line stream and heavily wooded portion of the site are encompassed within the proposed Parkland Dedication area.
- **Streets**
  - All internal streets to the site will be within the proposed 45' ROW and built to public street standards and dedicated to the City.
- **Sidewalks**
  - The development will provide sidewalks along all internal streets as well as along property frontage on Brooklyn Ave and Old Spartanburg Rd.
- **Trails & Greenways**
  - None
- **Public Utilities**
  - The site is within the City limits and will be served by all City services including water, sewer, trash, fire, police, etc.

## OUTSTANDING PRELIMINARY PLAT COMMENTS

### **COMMUNITY DEVELOPMENT**

#### **Site Plan Comments:**

The preliminary plat accompanying this petition meets the standards established by the Subdivision Ordinances with the following exceptions:

- Staff finds that the proposed Parkland Dedication area does not meet 'Section 3.09 A. 3. b. Usability'. The area proposed for parkland is not well-drained as required by the Subdivision Ordinance. The proposed parkland area features multiple wetlands, headwaters of a creek, the stormwater outfall of adjacent development (directed



towards this area) and the outfall of the proposed subdivision development's stormwater. Use of parkland would also be significantly inhibited by the overlap of the Tree Canopy Preservation area as required by Zoning and shown on the draft Final Site Plan Submittal (not yet approved). Additional analysis of the proposed parkland was performed using the City's recently adopted Parks & Greenspace Master Plan to provide guidance on "*generally accepted public park development standards for the development of a public park*". Results of the evaluation further highlight deficiencies with the proposed dedication. The evaluation is attached.

## **CITY ENGINEER**

### **Preliminary Site Plan Comments:**

- None

## **WATER / SEWER**

### **Preliminary Site Plan Comments:**

- None

## **FIRE MARSHAL**

### **Preliminary Site Plan Comments:**

- None

## **STORMWATER ADMINISTRATOR**

### **Preliminary Site Plan Comments:**

- None

## **FLOODPLAIN ADMINISTRATOR**

### **Preliminary Site Plan Comments:**

- None

## **PUBLIC WORKS**

### **Preliminary Site Plan Comments:**

- None

## **NCDOT**

### **Preliminary Site Plan Comments:**

- None

## **TRANSPORTATION CONSULTANT**

### **Preliminary Site Plan Comments:**

- None.

## **STAFF ANALYSIS**

### **Subdivision Compliance:**

Based on the review by staff, the submitted preliminary plat meets the Subdivision Ordinance standards established for Major Subdivisions (Section 2.04 H) with the exception of the deficiencies in Parkland Dedication as listed in "Outstanding Preliminary Plat Comments."