

PRELIMINARY SITE PLAN-CHABB WOOD ACRES LANE (A24-80-SPR)  
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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## PROJECT SUMMARY

- Project Name & Case #:
  - Windsor Built Chabb Wood Acres Lane
  - A24-80-SPR
- Applicant & Property Owner:
  - Scott Street [Applicant]
  - Larry Eugene Miller [Owners]
- Property Address:
  - 89 Chabb Wood Acres Lane
- Project Acreage:
  - 9.39 Acres
- Parcel Identification (PIN):
  - 9579-67-4170
- Parcel Zoning:
  - R-15, Medium Density Residential
- Future Land Use Designation:
  - Multi-Generational Living
- Requested Uses:
  - Planned Residential Development (minor)
- 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 review from Scott Street (applicant) and Larry Eugene Miller (property owner). The applicant is proposing to construct 29 detached single-family homes on the subject property located at 89 Chabb Wood Acres Lane (PIN 9579-67-4170).*

*The proposed site plan show that the proposed lots sizes of the development will vary between 0.11 acres to 0.28 acres.*

*The proposed density of the development is approximately 3.09 units per acre. An R-15 Minor Planned Residential Development allows a max density of 3.75 units an acre or 35 units. More information concerning the requirements and process for Minor Planned Residential Developments can be found below.*

*Since this development is proposing detached single-family units, the land must be subdivided in order to be built upon and sold. Due to this, this project must also go through the City's subdivision process. Due to this project including 8 or more lots and the dedication of a new street the project meets the criteria of a major subdivision and therefore will be reviewed according to the standards of section 2.04 H of the subdivision ordinance. **The project will be required to come back to the Planning Board in order to receive Preliminary Plat Approval.***

PRELIMINARY SITE PLAN AND MINOR PRD REVIEW GUIDELINES

**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. It is designed to provide the applicant an opportunity to obtain authorization for a site specific development while incurring reduced expense. 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 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.

**5-14-7. Minor Planned Residential Developments**

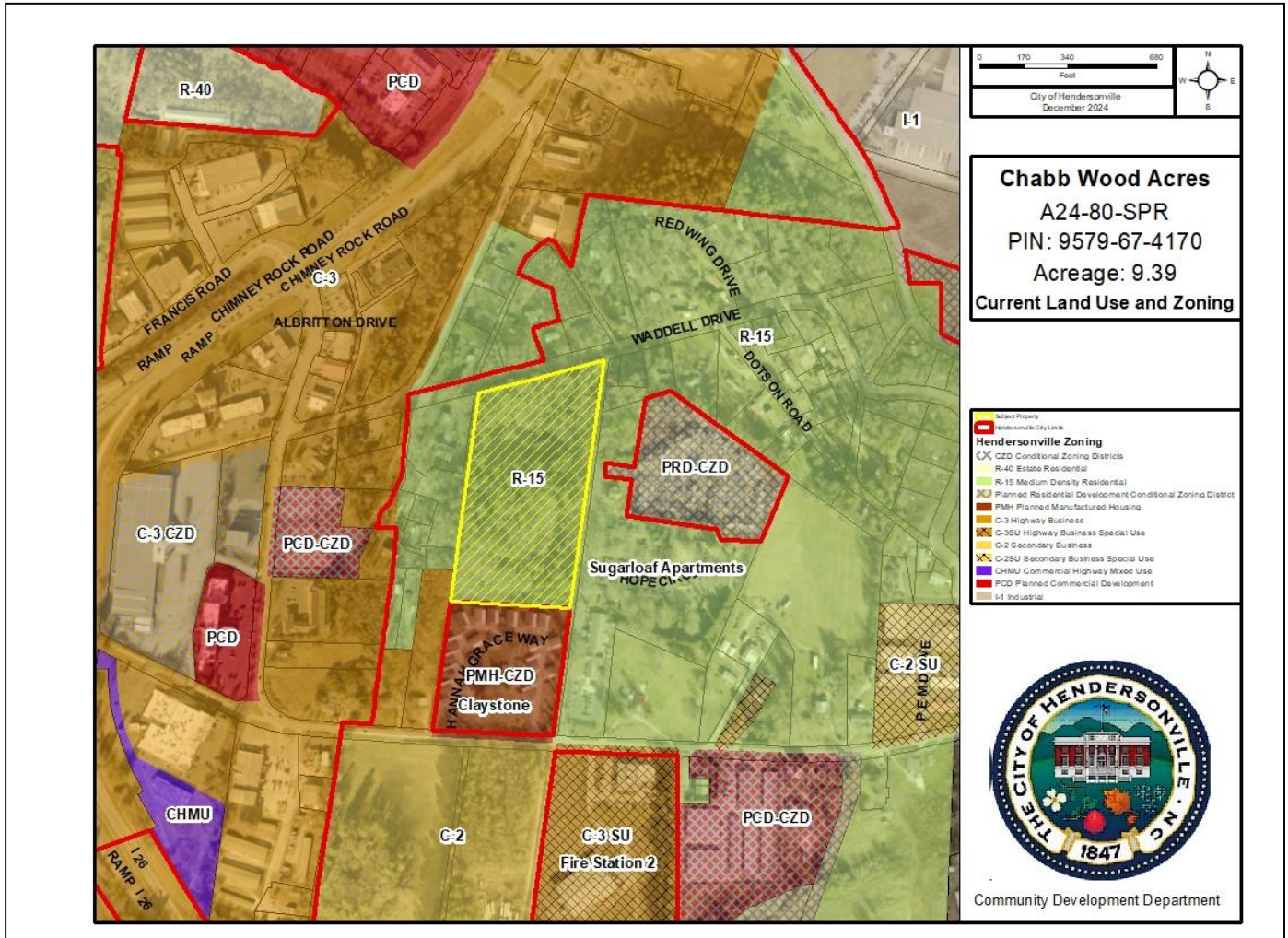
The maximum number of dwelling units which may be constructed in a Minor Planned Residential Development shall be 50 or a number computed on the basis of the following table, whichever is less:

Use District	Dwelling Units Per Acre
R-40	1.0
R-20	2.5
R-15	3.75
R-10	5.5
R-6	8.5
MIC	5.5
RCT	5.5
C-2	8.5
C-3	8.5
I-1	8.5

Minor Planned Residential Developments (Minor PRD) shall be governed by the development standards for Planned Residential Developments (PRD). Unlike Major PRDS, there is no minimum site requirement for a Minor Planned Residential Development, nor is there a requirement that access be by means of a designated thoroughfare. Unlike Major PRDs which undergo a rezoning to a Conditional Zoning District, Minor PRDs undergo site plan review only and do **not** require a rezoning. In cases, where the Minor Planned Residential Development contains 9 or more units, the development must go through preliminary site plan review by the Planning Board. If approved, the subject property would retain its R-15 zoning.



EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

*The subject property is zoned R-15 medium density residential and is a part of the single-family neighborhoods within the immediate area. The property fronts on Waddell Drive which is maintained by NCDOT. The property has a privately maintained drive within its boundaries which is named Chabb Wood Acres Lane.*

*To the south along Sugarloaf Road, you will find a mix of commercial districts and uses. Fire Station 2 is approximately 600 feet from the subject property as the crow flies. Sugarloaf Road also serves as one of the City’s main hotel corridors and has several large mini warehouse operations within a close proximity.*

*The City’s only conforming manufactured home development (Claywood) is directly to the south of the subject property. The site is also adjacent to two Housing Assistance Corporation Developments to the east. These developments include Sugarloaf Apartments and Sugar Hill Apartments.*



SITE IMAGES



*View of the existing residence on the site.*



*Typical view within the subject property.*



SITE IMAGES



*View of Waddell Drive frontage.*



*A large number of mature trees have fallen on the site, presumably during Hurricane Helene.*



SITE IMAGES



*View of the Sugar Hill Apartments on the adjacent property.*



*View of adjacent manufactured home park to the south (Claystone)*

## PROPOSED DEVELOPMENT DETAILS

- **Units**
  - 29 Detached Single-Family Homes
  - Proposed Maximum Height-35'
- **Proposed Use:**
  - R-15, Medium Density Residential Minor Planned Residential Development (R-15, Minor PRD)
- **Acres/Density**
  - 9.39 Acres
  - Proposed density-3.09 units per acre or 29 units.
  - Allowed density- 3.75 units an acre or 35 units.
- **Natural Resource**
  - The property has a natural slope of less than 15.1% which does not trigger any additional steep slop requirements.
  - The site does not have any streams that run through it.
  - The site does not have any associated floodplains.
- **Streets**
  - All internal streets to the site will be built to public street standards and dedicated to the City for maintenance.
- **Parking**
  - PRD requires -1 parking space per unit for 1–2-bedroom units and 1.5 parking spaces for 3+ bedroom units. The proposed development will be providing 2 parking spaces for all units.
- **Sidewalks**
  - The development shows sidewalks along all internal streets and provides sidewalks on the Waddell Drive property frontage.
  - Sidewalks are provided to and around the mail kiosk.
- **Public Utilities**
  - The site will be served by City of Hendersonville Water and Sewer.
  - Provision of City Utilities requires that the property be annexed.
- **Tree Canopy and Landscaping**
  - The site currently has approximately 382,142 square feet of tree canopy.
  - The development is proposing to save 76,823 square feet of that canopy (20.1%)
  - The development will be required to offset the removal of existing vegetation by providing 15% of new canopy coverage through tier II plantings. The development is proposing 26% of new canopy coverage in addition to the 20% that is proposed to be preserved.
  - The development is also providing the following landscaping:
    - Common Open Space



- Open Space
- Street Trees

OUTSTANDING PRELIMINARY SITE PLAN COMMENTS

**COMMUNITY DEVELOPMENT**

**Site Plan Comments:**

The preliminary site plan accompanying this petition meets the standards established by the Zoning Ordinance for Planned Residential Development (5-14), Preliminary Site Plan (7-3-3).

**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 (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 Chabb Wood Acres 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).