



LAND OWNER: JEFFREY AND DONNA DONALDSON  
2968 CHIMNEY ROCK ROAD  
HENDERSONVILLE, NC 28792

THE DONALDSON FAMILY REVOCABLE TRUST  
743 KYLES CREEK ROAD  
HENDERSONVILLE, NC 28792

BETTY AND LARRY LAWS  
2626 CHIMNEY ROCK ROAD  
HENDERSONVILLE, NC 28792

PINS: 9670708864, 9670708607, 9670706498

JURISDICTION: PROJECT IS LOCATED WITHIN CITY LIMITS  
OF HENDERSONVILLE

TOWNSHIP: CLEAR CREEK

DEED BOOK & PAGE: 1029 - 3, 3191 - 448, 1023 - 599

TOTAL PROJECT AREA: ±4.64 AC (202,118 SF)

CURRENT ZONING: PRD-CZD  
PROPOSED ZONING: PRD-CZD

EXISTING USE: SINGLE-FAMILY  
PROPOSED USE: MULTI-FAMILY HOUSING (SENIOR)

PROPOSED UNITS: 78 UNITS  
- 36 (1) BR UNITS  
- 42 (2) BR UNITS

PROPOSED DENSITY: 16.8 DU/AC

PROPOSED BUILDING HEIGHT: 50' (GRADE - MIDPOINT OF ROOF)

REQUIRED PARKING: 117  
- 1.5 SPACES PER 1-2 BEDROOM UNITS  
- 2 SPACES PER 3+ BEDROOMS UNITS

REQUIRED PARKING (REDUCED): 94  
- REQUESTING 20% REDUCTION IN ENTRY CORRIDOR  
PROPOSED ON-SITE PARKING: 97  
- HANDICAP PARKING: 13 (4 VAN ACCESSIBLE)

FRONT SETBACK: 40'  
SIDE YARD: 45'

-BASED ON 1' FOR EVERY 1' ABOVE 35' IN BUILDING HEIGHT  
REAR YARD: 45'  
-BASED ON 1' FOR EVERY 1' ABOVE 35' IN BUILDING HEIGHT

OPEN SPACE/FOOTPRINT REQUIRED

- PROPOSED FOOTPRINT: 40,423 SF (20%)  
- MAXIMUM ALLOWABLE FOOTPRINT: ±25,500 SF (12.6%)  
- PROPOSED GROSS FLOOR AREA: ±88,500 SF

- REQUIRED MINIMUM OPEN SPACE:  
500 SF PER UNIT WITH 78 UNITS TOTAL: 39,000 SF

- SITE IS REQUIRED TO PROVIDE 17% OPEN: 34,360 SF (17%)  
SPACE BASED ON DENSITY BONUS REQUIREMENTS.

- PROPOSED OPEN SPACE: ±39,000 SF (19.3%)  
(HATCHED AREA INDICATES COMMON OPEN SPACE)

- PROPOSED ASPHALT AREA: ±49,000 SF (25%)  
- PROPOSED SIDEWALK AREA: ±94,000 SF (5%)

DEVELOPER PROPOSED CONCESSIONS	PROPOSED DEVELOPMENT IS LIHTC (LOW INCOME HOUSING TAX CREDIT) WITH ALL (78 UNITS) OF THE UNITS AT OR BELOW 80% AMI. PROPOSED DEVELOPMENT WILL PROVIDE SENIOR AFFORDABLE HOUSING AS GOVERNED BY NORTH CAROLINA HOUSING FINANCE AGENCY REQUIREMENTS.	CONDITIONS	DEVELOPER SHALL BE GRANTED A HEIGHT LIMITATION EXEMPTION IN ACCORDANCE WITH 5-14-6.5 OF THE ZONING ORDINANCE. THE HEIGHT LIMITATION EXEMPTION SHALL BE FOR A STRUCTURE MEASURING 50' TO THE MIDPOINT OF A GABLE, HIP OR GAMBRELL ROOF.
			DEVELOPER SHALL BE GRANTED A DENSITY BONUS IN ACCORDANCE WITH 5-14-5 OF THE ZONING ORDINANCE. THE DENSITY BONUS SHALL ALLOW A DENSITY OF 16.8 UNITS PER ACRE.
			<p>TREE BOARD CONDITIONS: ALL PRESERVED TREES MUST BE PROTECTED FROM CONSTRUCTION ACTIVITIES AS PRESCRIBED IN THE ZONING CODE 15.-4C REGARDLESS OF USE AS TREE CREDITS.</p> <p>AN ADDITIONAL 25 LARGE AND MEDIUM CANOPY TREES, 2 1/2" OR LARGER CALIPER, BEYOND THOSE SHOWN AS PRESERVED (10) ON THE SITE PLAN REVIEWED BY THE TREE BOARD, MUST BE PLANTED THROUGHOUT THE SITE.</p> <p>IMPLEMENT A VEGETATIVE PLANTING PLAN THAT WILL ENHANCE THE BANKS OF AND A 20 FOOT CORRIDOR AROUND THE STORMWATER POND TO PROVIDE FILTRATION AND INFILTRATION OF STORMWATER FROM TURF MANAGED AREAS AND ENHANCE WILDLIFE HABITAT. THE PLAN MUST INCLUDE DIVERSE AND APPROPRIATE SPECIES OF NATIVE UPLAND SHRUBS AND PERENNIAL HERBACEOUS PLANTS (INCLUDING WARM SEASON GRASSES, SEDGES, AND PLANTS IMPORTANT TO POLLINATORS) SELECTED FROM THE CITY'S RECOMMENDED LANDSCAPE SPECIES LIST FOR STREET TREES AND LAND DEVELOPMENT PROJECTS.</p>

[illegible]

# SP1.0