



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Matthew Manley	MEETING DATE:	October 6, 2022
AGENDA SECTION:	Public Hearing	DEPARTMENT:	Community Development
TITLE OF ITEM:	Zoning Text Amendment: Parking Standards in C-1 (P22-72-ZTA) – <i>Matthew Manley, AICP – Planning Manager</i>		

SUGGESTED MOTION(S):

For Recommending Approval:

I move City Council **adopt** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V. – Zoning District Classifications, Section 5-6-3.1. and Section 5-14-6.7; and Article VI. – General Provisions, Section 6.5. “Off-street Parking Standards” based on the recommended modifications to the petition as presented by staff and 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 Goal LU-10 of the Land Use and Development Chapter which calls for maintaining a highly urban, pedestrian-focused environment through building and streetscape design.

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 amendments align the minimum parking requirements for the C-1 and PRD Zoning Districts with other residential and mixed-use parking standards.
2. The amendments reduce costs associated with, and restrictions for, residential development in downtown and along thoroughfares. Residential development and utilization of underutilized properties within these areas is desired.

For Recommending Denial:

I move City Council **deny** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article V. – Zoning District Classifications, Section 5-6-3.1. ‘Parking Loading’ in the C-1 Zoning District [and Section 5-14-6.7; and Article VI. – General Provisions, Section 6.5. “Off-street Parking Standards”], 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 Goal LU-10 of the Land Use and Development Chapter which calls for maintaining a highly urban, pedestrian-focused environment through building and streetscape design.

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 text amendment would place a burden on public parking in downtown

[DISCUSS & VOTE]

<ol style="list-style-type: none"> 3. Amount of parking needed for a development is market-driven. 4. A significant amount of public and private parking spaces are available with the C-1 Zoning District. 5. Reduction of minimum parking space requirements reduces the need for individually-owned surface parking lots. 6. Centrally-located, consolidated parking locations are preferred over individually-owned surface parking lots as a means of protecting and advancing walkability and better utilizing land within the downtown core. <p style="text-align: center;">[DISCUSS & VOTE]</p>	
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***SUMMARY:** The City of Hendersonville is in receipt of an application for a Zoning Text Amendment from Moe Marks of Tamara Peacock Architects for an amendment to eliminate parking minimums within C-1. Currently there is no parking minimum for commercial uses or residential uses under 5 dwelling units. Currently, residential developments with 5 or more dwelling units requires 1.5 parking spaces per dwelling unit in the C-1 district. The 7th Ave Municipal Service District has no parking minimums due to an exemption established in the zoning ordinance. A full comparison of parking minimums by district is provided in the staff report.*

Hendersonville's downtown provides a significant amount of public on-street parking, public and private surface lots and structured public parking will be available soon. Parking in downtown is in high demand from a variety of users including downtown dwellers, local residents and visitors.

In consideration of the applicant's request, staff is recommending the reduction of parking minimums to 1 per dwelling unit to align with standards across our zoning ordinance. As part of this amendment, Staff is also proposing to align standards in the PRD as well and make clarifications to the per unit parking requirements in the general parking standards to ensure consistency.

PROJECT/PETITIONER NUMBER:	P22-72-ZTA
PETITIONER NAME:	Moe Marks, Tamara Peacock Architects
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Planning Board Summary 3. Downtown Parking Map 4. Draft Ordinance 5. Application