



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER: Sam Hayes **MEETING DATE:** December 5th, 2024

AGENDA SECTION: PUBLIC HEARING **DEPARTMENT:** Community Development

TITLE OF ITEM: Subdivision Text Amendment: Changes to Double Frontage Lots (P24-048-STA) –*Sam Hayes, Planner II*

SUGGESTED MOTION(S):

<u>For Approval:</u>	<u>For Denial:</u>
<p>I move City Council <u>adopt</u> an ordinance amending the official City of Hendersonville Subdivision Ordinance, Section 3.03. Lots, Section 3.04. Access to Lots, and Section 4.03. Streets based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the City of Hendersonville Gen H 2045 Comprehensive Plan, 2018 Bicycle Plan, and 2023 Walk Hendo Pedestrian Plan based on the information from the staff analysis and the public hearing, and because:</p> <p style="padding-left: 40px;">The petition aligns with the City’s adopted plan’s policy guidance to promote vibrant neighborhoods, create compact development, establish connectivity and improve walkability/bikeability throughout the community.</p> <p>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:</p> <ol style="list-style-type: none">1. The proposed text amendment creates flexibility for property owners while still limiting potential impacts to the greater community which include congestion management through driveway consolidation and reduction of conflict points for pedestrians, cyclists, and vehicles.2. The proposed text amendment expands the number of streets that will allow double	<p>I move City Council <u>deny</u> an ordinance amending the official City of Hendersonville Subdivision Ordinance, Section 3.03. Lots, Section 3.04. Access to Lots, and Section 4.03. Streets. based on the following:</p> <p>1. The petition is found to be <u>consistent</u> with the City of Hendersonville Gen H 2045 Comprehensive Plan, 2018 Bicycle Plan, and 2023 Walk Hendo Pedestrian Plan based on the information from the staff analysis and the public hearing, and because:</p> <p style="padding-left: 40px;">The petition aligns with the City’s adopted plan’s policy guidance to promote vibrant neighborhoods, create compact development, establish connectivity and improve walkability/bikeability throughout the community.</p> <p>2. We <u>do not find</u> this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ol style="list-style-type: none">1. The proposed text amendment would cause an undue burden on the developments through requirements to establish a marginal access street.2. The proposed text amendment will not sufficiently address the impact on the greater community established through a double frontage lot. <p style="text-align: center;">[DISCUSS & VOTE]</p>

frontage lots, while also imposing more requirements to ensure that these lots do not negatively impact the community. 3. The proposed text amendment will assist in redeveloping smaller lots in areas targeted for infill. <p style="text-align: center;">[DISCUSS & VOTE]</p>	
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***SUMMARY:** Zachary Grogan initiated a text amendment to the City’s Double Frontage requirements after talking with City staff about a proposed development. Mr. Grogan initiated this text amendment to support his development, which would establish lots with frontage on two streets – one existing street (Brooklyn Avenue) and one that is established by the developer. This is classified as double frontage, which is currently limited in the subdivision ordinance to major roadways (expressway and boulevard). Mr. Grogan’s proposed text amendment would create a waiver that would enable double frontage lots in more instances and waive the requirements for a 25-foot non-access buffer.*

In Mr. Grogan’s development, Brooklyn Ave is classified as a local street, therefore is not able to establish double frontage. Due to the site layout and confines of the property, a large portion of the proposed lots would have double frontage along Brooklyn Avenue.

From a broader perspective, Planning staff identified Double Frontage Lots as a top priority for a text amendment in 2022. Staff has seen several instances where double frontage lots would be a preferred outcome due to topography, traffic volumes, and improved congestion management. Planning staff proposed several revisions to the subdivision ordinance that align with the applicant’s request while also addressing legal requirements to enable the revisions are permissible under the law.

PROJECT/PETITIONER NUMBER:	P24-048-STA
PETITIONER NAME:	Zachary Grogan
ATTACHMENTS:	1. Application 2. Staff Report 3. Draft Ordinance 4. Planning Board Action Summary