

PRELIMINARY SITE PLAN–SIGNAL HILL TOWNHOMES (25-20-SPR)  
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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## PROJECT SUMMARY

- Project Name & Case #:
  - Signal Hill Townhomes
  - 25-20-SPR
- Applicant & Property Owner:
  - First Victory Construction and Development [Applicant]
  - Herta G Sues Trustees [Owners]
- Property Address:
  - 0 Signal Hill Road
- Project Acreage:
  - 13.73 acres
- Parcel Identification (PIN):
  - 9579-07-6259
  - 9579-06-7975
  - 9579-06-5791
  - 9579-06-8507
  - 9579-06-8308
  - 9579-06-8117
- Parcel Zoning:
  - R-15, Medium Density Residential
- Future Land Use Designation:
  - Multi-Generational Living
  - Open Space - Recreation
- 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 First Victory Construction and Development (applicant) and Herta G. Sues Trustees (property owner). The applicant is proposing to construct 50 single-family attached homes on the subject property located at 0 Signal Hill Road (PINs 9579-07-6259, -06-7975, -06-5791, -06-8507, -06-8308, -06-8117).

The proposed site plan shows that the lot sizes of the development will be .07 acres large.

The proposed density of the development is approximately 3.64 units per acre. An R-15 Minor Planned Residential Development allows a max density of 3.75 units an acre or 51 units with current zoning. City Council is set to hear a zoning text amendment at its June 5<sup>th</sup>, 2025 meeting that could increase the density to 4 units per acre, or 54 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 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.

UPDATED ZONING - PRELIMINARY SITE PLAN AND MINOR PRD REVIEW GUIDELINES

The City Council is set to hear a zoning text amendment at their June 5<sup>th</sup>, 2025 meeting that would revise the Minor Planned Residential Development ordinance. The changes, if adopted, would not restrict the proposed development but would provide for the ability to construct more homes on the property. However, doing so would change this project from a Minor Planned Residential Development to a Major Planned Residential Development and would require a conditional zoning district. The applicant has not expressed interest in doing this.

**5-14-75. Minor planned residential developments.**

An applicant may elect to have a development processed as a minor planned residential development so long as the proposed development, including all phases, is greater than 2 dwelling units but does not exceed 50 dwelling units. Minor planned residential developments may consist of any residential uses permitted under Sec. 5-14-2, regardless of the underlying zoning district, and so long as no accessory No commercial development may be part of a minor planned residential development. is requested for the project. A minor planned residential development may be located in one or more of the following zoning district classifications: R-40, R-20, R-15, R-10, R-6, MIC, RCT, C-2, C-3, C-4 I-I.

**5-14-75.1 Density.**

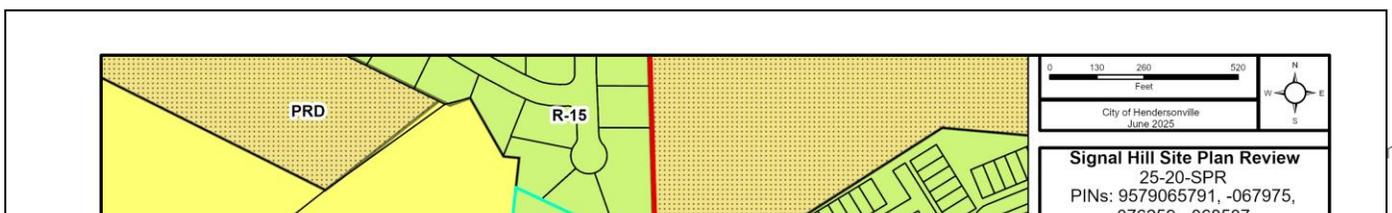
The maximum number of dwelling units which may be constructed in a minor planned residential development shall be 50 or a number computed on the basis of the following table, whichever is less.

Use District	Dwelling Units Per Acre
R-40	<del>1.0</del> <u>2.0</u>
R-20	<del>2.5</del> <u>3.0</u>
R-15	<del>3.75</del> <u>4.0</u>
R-10	5.5
R-6	8.5
MIC	<del>5.5</del> <u>8.5</u>
RCT	<del>5.5</del> <u>8.5</u>
<u>C-4</u>	<u>8.5</u>
C-2	<del>8.5</del> <u>10.0</u>
C-3	<del>8.5</del> <u>10.0</u>
<del>I-I</del>	<del>8.5</del>

**5-14-75.2 Development standards for minor planned residential developments.** Except as otherwise noted herein, minor planned residential developments shall be governed by the development standards for planned residential developments contained in subsection 5-14-64, above.

**5-14-75.3 Procedures for reviewing.** Unlike other planned developments which undergo rezoning to a conditional zoning district, minor planned residential developments undergo site plan review pursuant to section 7-3.

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 Signal Hill Road which is maintained by NCDOT. The property has two public right of ways within its boundaries which are named Amazing Grace Lane and Lafolette Street.*

*To the south along Signal Hill Road, you will find a mix of residential and commercial and uses. To the immediate south, there is a storage unit facility. To the east, there is an apartment complex. North and west of the property there is a mix of single family, townhomes, and quadplexes.*

SITE IMAGES



*View of Lafolette Street from entrance near Signal Hill Road.*



*View of portion of road that developer received variance for to only have a 30' ROW instead of 45'.*

SITE IMAGES



*View of Amazing Grace Lane taken from near entrance from Signal Hill Road.*



*View of storage unit facility located south of the subject property across Signal Hill Road.*

SITE IMAGES



*View of woods on the rear of the property.*

## PROPOSED DEVELOPMENT DETAILS

- **Units**
  - 50 Single-Family Attached Homes (Townhomes)
- **Proposed Use:**
  - R-15, Medium Density Residential Minor Planned Residential Development (R-15, Minor PRD)
- **Acres/Density**
  - 13.73 acres
  - Proposed density-3.64 units per acre or 50 units.
  - Allowed density (Previous zoning) - 3.75 units an acre or 51 units.
  - Allowed density (New zoning – if passed by City Council on 6/5/25) – 4 units an acre or 54 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 has one stream that runs along the northern boundary of the property.
  - 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.
  - The applicant received a variance in 2023 to reduce a portion of the entrance road from the required 45' right of way to 30'.
- **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 (1 in garage, 1 in driveway).
- **Sidewalks**
  - The development shows sidewalks along all internal streets and provides sidewalks on the Signal Hill Road property frontage.
  - Sidewalks are not currently being extended to Signal Hill Drive on the eastern curve of the road. Staff has included a condition to have this issue resolved by final site plan approval.
- **Public Utilities**
  - The site will be served by City of Hendersonville Water and Sewer.
  - Provision of City Utilities requires that the property owner petition to annex.
- **Tree Canopy and Landscaping**
  - The site currently has approximately 531,923 square feet of tree canopy.
  - The development is proposing to save 106,385 square feet of that canopy

- (20%)
- The development is also proposing the preservation of an additional 11.1% of the trees to satisfy the tier two requirements.
- 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).

Staff has included a condition for planning board to consider that would require the developer to determine if they can either include sidewalks along the portion of road with a 30' right of way, or to pay a fee-in-lieu.

**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:**

- Face of curb must be 4' from edge of the traveled land. The southern side of the island must also prevent left turns out of or into the development (resolved by final site plan).

## **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 Signal Hill Townhomes 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).