



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Matthew Manley	MEETING DATE:	June 13, 2022
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Zoning Text Amendment: Sidewalk Requirements (P22-46-ZTA) – <i>Matthew Manley, AICP – Planning Manager</i>		

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend City Council **adopt** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article VI. – General Provisions, Section 6-12 Sidewalks, 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 2030 Comprehensive Plan calls for the City to continue to require adequate public facilities for new developments, to promote safe & walkable neighborhoods, to provide pedestrian connections to services and public facilities, and to develop a multi-modal transportation network.

2. We [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 reduces the trigger for sidewalk construction for new developments to a ten-minute walk (0.5 miles).
2. The text amendment ensures that additional public amenities are considered when determining if sidewalks are required as part of a new development.
3. The text amendment aligns with requirements for sidewalks found in the Subdivision Ordinance .
4. The text amendment ensures that multi-family developments will require sidewalks or a fee-in-lieu of sidewalks

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official City of Hendersonville Zoning Ordinance, Article VI. – General Provisions, Section 6-12 Sidewalks, 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 2030 Comprehensive Plan calls for the City to continue to require adequate public facilities for new developments, to promote safe & walkable neighborhoods, to provide pedestrian connections to services and public facilities, and to develop a multi-modal transportation network.

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 limits sidewalk construction by reducing the trigger for new sidewalks to 0.5 mile linear traverse from public amenities.

[DISCUSS & VOTE]

[DISCUSS & VOTE]	
-----------------------------	--

SUMMARY: *The City of Hendersonville is initiating a Zoning Text Amendment related to requirements for Sidewalks (Sec. 6-12.)*

City staff is adjusting the standards to reduce the distance a property can be from public amenities in determining if sidewalks are required. The current distance triggering construction of sidewalks are for properties within 1.5 miles of specified public amenities. The proposal is to reduce the distance to .5 miles while also increasing the type/number of amenities that would trigger the construction of sidewalks. In all circumstances, expedited subdivisions, minor subdivisions, major subdivisions, CZDs and multi-family projects would be required to construct sidewalks under the proposed changes and in accordance with existing subdivision ordinance requirements.

The proposed revisions also clarify how measurements are determined and the fee-in-lieu process.

PROJECT/PETITIONER NUMBER:	P22-46-ZTA
PETITIONER NAME:	The City of Hendersonville
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Draft Ordinance