



Text Amendment Application Draft

Subdivision & Parking Text Amendment

1. Comprehensive Plan Consistency – Consistency with the Comprehensive Plan and amendments thereto.

Minimum lot sizes in the CMU zoning district inhibit density on parcels that are labeled by the comprehensive plan as underdeveloped and most suitable for residential and commercial development (Gen H Hendersonville Comprehensive Plan, 79, 83, 84). A text amendment eliminating the minimum lot size requirement would be consistent with the adopted comprehensive plan's adoption of character districts. Some applicable goals of these districts are, initiate streetscape improvements, fee in lieu of parking requirements, increase density in designated areas, create flexible land uses for diverse needs, increase residential options near downtown and incorporate mixed-use residential (Gen H Hendersonville Comprehensive Plan, 178). This amendment would directly work towards these outlined "Implementation Projects" (Gen H Hendersonville Comprehensive Plan, 284).

- 1.02 (Gen H Hendersonville Comprehensive Plan, 286)
- 2.01 (Gen H Hendersonville Comprehensive Plan, 287)
- 2.02 (Gen H Hendersonville Comprehensive Plan, 287)
- 2.03 (Gen H Hendersonville Comprehensive Plan, 287)
- 2.05 (Gen H Hendersonville Comprehensive Plan, 287)
- 4.01 (Gen H Hendersonville Comprehensive Plan, 290)
- 5.06 (Gen H Hendersonville Comprehensive Plan, 292)
- 7.02 (Gen H Hendersonville Comprehensive Plan, 296)
- 7.04 (Gen H Hendersonville Comprehensive Plan, 297)

Current parking requirements in the CMU district support urban sprawl and limit the amount of commercial and residential infill development in downtown. Amending the CMU zoning to allow on-street parking to count toward required parking will help create an overall more unified pedestrian experience, as parking lots shrink building footprints and dedicate valuable land to a valueless function. This amendment would directly work towards these outlined "Implementation Projects" (Gen H Hendersonville Comprehensive Plan, 284).

- 3.06 (Gen H Hendersonville Comprehensive Plan, 288)
- 4.01 (Gen H Hendersonville Comprehensive Plan, 290)
- 4.04 (Gen H Hendersonville Comprehensive Plan, 290)
- 5.06 (Gen H Hendersonville Comprehensive Plan, 292)
- 7.02 (Gen H Hendersonville Comprehensive Plan, 296)
- Shared parking is encouraged in the character districts (Gen H Hendersonville Comprehensive Plan, 262)

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2. Compatibility with surrounding uses – Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property

These two amendments would help create a more cohesive transition between the R-6, CMU, and Central Business District (CB) transect. Higher density multifamily developments and mixed-use would be more welcomed and mitigate the need for large parking lots that consume valuable land. Most parcels within the CMU district are classified as some of the most suitable land for dense development due to its proximity to the Central Business District, the Ecusta Trail, and 7th Avenue. Below are comparisons of existing minimum lot size and parking requirements between the CBD, R-6, and CMU.

Minimum Lot Size

CMU – 8,000sqft

CB – N/A

R-6 – 6,000sqft

Parking Requirements

CMU – 1 per unit

CB – None Unless Exceeding 5 Residential Units

R-6 – N/A

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3. Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment.

There has been an ongoing housing “crisis” in the greater Henderson County area. With a growth rate of roughly 78%, people are moving to Henderson County from all over the country (<https://datausa.io/profile/geo/henderson-county-nc/>). Dense development with proximity to downtown allows for people to join our community while conserving our lands. By not having a minimum lot size, developers are able to create that density in CMU without encroaching on residential neighborhoods or sprawling throughout the rest of the county. By allowing on-street parking to count toward parking requirements, it also allows for less developable space to be dedicated to parking lots.

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4. Public Interest. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare.

Eliminating the minimum lot size within the CMU zoning district will give private developers more flexibility in creating “quality and marketable developments” that are more likely to retain long term residents and bolster the local economy (Gen H Hendersonville Comprehensive Plan, 94). For example, places that contain diverse housing options, including “missing middle” housing, multi-generational living, mixed-use and common open space, will help make the city more adaptable, resilient, affordable, and appealing.



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More diverse development opportunities in the CMU zone increase the city's potential to place more people next to the services and amenities they want and need. Such as access to food, education, recreation, and health care. Ultimately leading to a healthier, happier and more resilient community. As an added benefit, new development in the CMU zone will expedite the improvement of the city's streetscape, making it more walkable and safer.

Concurrently, allowing on-street parking to count towards development parking requirements will lift a burden off the developer, which further incentivizes development. The CMU zoning district is an ideal place for allowing this amendment as on-street parking already exists and therefore won't require new infrastructure. This amendment would also reduce the need for new impervious surfaces which in return will protect our water quality and allow for more integration of open space within the downtown area.

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5. Public Facilities. Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment.

Due to the fact that the CMU zoning district surrounds Main Street Hendersonville, there are no foreseen issues with accessing adequate water, sewer, emergency services and multi-modal or public transportation. Both text amendments would encourage more development in this area, therefore increasing access to such services.

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6. Effect on Natural Environment. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife

These two text amendments for the CMU zoning district will incentivize developers to infill areas around Main Street Hendersonville with diverse housing types and mixed-use. This will help reduce the need for development, or desire to develop, in other locations that are more likely to contain critical watersheds, floodways, wildlife, and agriculture. Additionally, enabling developers to count on-street parking towards their parking requirements will reduce impervious area and further protect our water quality and improve our resilience to storms.