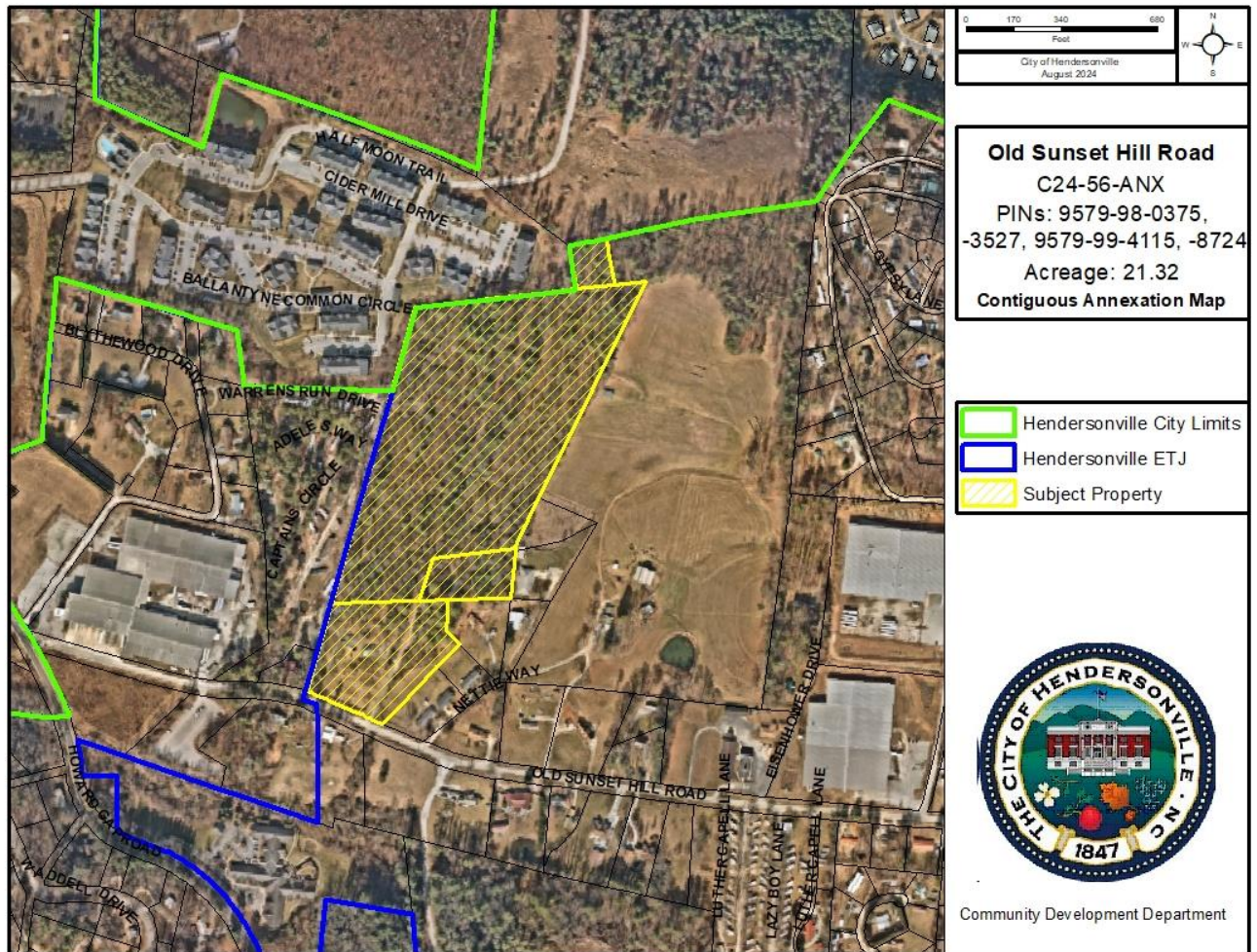


# Old Sunset Hill Road - Annexation Analysis

## Proposed Development Concept:

1. 58 detached single-family homes
2. PINs: 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724
3. 21.32 acres
4. 2.7 units per acre





# City and County Comprehensive Plan Analysis



Example of a “Multi-Generational Living” development presented in the Gen H Comprehensive Plan



Example of “Infill Area” development presented in the Henderson County 2045 Comprehensive Plan

Henderson County 2045 Comprehensive Plan Future Land Use Designation: **Infill Area.**

The City of Hendersonville’s Gen H Plan Future Land Use Designation: **Multi-Generational Living.**

- ✓ a. The Henderson County 2045 Comprehensive Plan encourages a mix of housing types including single family detached residential.
- ✓ b. The City of Hendersonville’s Gen H Comprehensive Plan encourages a mix of housing types including single family detached residential.
- ✓ c. The Henderson County 2045 Comprehensive Plan calls out a maximum allowable density range of four to eight units per acre.
- ✓ d. The City of Hendersonville’s Gen H Comprehensive Plan does not specify specific densities, but the proposed density aligns with the vision portrayed. The development could likely be denser with attached single family residential.
- ✓ e. The Henderson County 2045 Comprehensive Plan calls out infill areas to be served by utilities. Note: There is an inherent conflict for nearly all areas designated as “infill areas” because they fall outside the Utility Service Area (USA) in the County’s comprehensive plan. This is true for these parcels. The

future land use designation calls for these areas to be served by utilities, but the Utility Service Area does not reflect this.

- ✓ f. The City of Hendersonville's Gen H Comprehensive Plan notes "Improving the framework for providing water and sewer service is crucial to efficiency and quality of service to residents"
- ✓ g. The Henderson County 2045 Comprehensive Plan states infill areas should have an improved transportation network and accommodate a variety of home options.
- ✓ h. The City of Hendersonville's Gen H Comprehensive Plan states "In bustling urban landscapes, the need for improved interconnectivity of streets has become paramount. Creating an interconnected street network isn't just about convenience; it's about relieving congestion, reducing travel times, and enhancing the provision of essential services. By weaving together a seamless web of roads and pathways, smoother traffic flows can be unlocked, commute durations shortened, and quicker access to vital amenities ensured."

## Zoning Analysis

### Henderson County Residential Two Rural (R2R)

1. With or without utilities-21 residential lots
  - a. A single-family dwelling or a duplex is permitted on each lot by right, or 21 to 42 dwelling units depending on mix of permitted types.
2. An increase in density would require a Conditional Zoning District.

### City of Hendersonville

1. Density is dependent on the base zoning district. However, 51 or more units automatically trigger a Conditional Zoning District.
2. The applicants are requesting to be rezoned to Planned Residential Development Conditional Zoning District. Which has a density of 10 units per acre. This density can be further increased to 18 units per acre if the applicant follows the additional requirements and is granted a density bonus by City Council.
3. The subject property is adjacent to R-15, Medium Density Residential. R-15 allows minor PRD as a permitted use with a density of 3.75 units per acre. The minor PRD requires that the development meet the more restrictive standards of PRD in order to obtain the extra density. This parcel could be zoned R-15 and do a by right R-15 minor PRD of 50 units.

- a. Minor PRD maximum allowed density=  $3.75 \times 21.32 = 79$  units  
(however, anything over 50 automatically triggers CZD)
- b. Approximate R-15 maximum density based on 15,000 square foot lots or approximately 2.9 units an acre.  $2.9 \times 21.32 = 61$  units  
(however, anything over 50 automatically triggers CZD)

## Staff Notes

- 1) The project appears to be in general alignment with both the City of Hendersonville's Gen H Comprehensive Plan and Henderson County's 2045 Comprehensive Plan vision for the area.
- 2) At the proposed density of 2.7 units per acre, the project aligns with the county and city future land use designations.
- 3) The project as proposed (58 single family detached units) would require a conditional rezoning in both jurisdictions.
- 4) However, in both jurisdictions if the proposed unit count were decreased then a by right development could be an option.
  - a. Henderson County- 21 residential lots
    - i. 21 to 42 dwelling units depending on the mix of single family attached and duplexes placed on the property.
  - b. City of Hendersonville
    - i. Development of 50 or less units (likely through a minor PRD or R-15 development process).



# Annexation Options

- 1) Annexation into the City of Hendersonville with sewer provided:
  - a. Project proceeds as presented and triggers Planned Residential Development Conditional Zoning District.
  - b. Project requests a different zoning district (likely R-15) and proceeds with a by right design (under 51 units).
- 2) No annexation required but city sewer provided:
  - a. Project proceeds as presented and triggers Henderson County Conditional Zoning District.
  - b. Project proceeds with a by right development of 21 residential lots, 21 to 42 dwelling units.
- 3) No annexation with no city sewer provided:
  - a. Project proceeds as presented and triggers Henderson County Conditional Zoning District.
  - b. Project proceeds with a by right development of 21 residential lots, 21 to 42 dwelling units.

<b>Development Standard</b>	<b>City of Hendersonville</b>	<b>Henderson County</b>
<b>Open Space</b>	PRD - 60% general open space 10% common open space. (the general open space can include common open space area)	25% Open Space (For 35 or more lots-can include common areas)
<b>Sidewalks</b>	Required along all public streets within the development on one side of the street. Required along all property frontage on existing R/W	Required for 100 lots or more.
<b>Street Types</b>	Required to build streets to public street standards and dedicate them to the City for maintenance.	Can build public or private streets. It is up to the developer.
<b>Connectivity</b>	Must meet a minimum street connectivity score (TABLE 4.03.B.6)	No connectivity requirements.
<b>Street Gates</b>	Streets cannot be gated (because they are public)	Streets can be gated.
<b>Street stubs for future connection</b>	Can require subdivisions stub to undeveloped adjacent property that will likely redevelop in the future to allow future cross access.	Do not require street stubs for possible future connections.
<b>Stream Buffers</b>	30' from the top of bank (no land disturbance) 20' transitional area (land disturbance allowed but no impervious surfaces) 50' total	30' from the edge of the surface water (can be disturbed but no structures). 50' from the edge of the surface water in water supply watersheds. (can be disturbed but no structures).
<b>Tree Preservation Requirements</b>	Would trigger the City's tree preservation requirements.	Does not have any tree preservation requirements.
<b>Planting Requirements</b>	Open space, Common Open Space, Street Trees	Street Trees
<b>Fire Code</b>	Enforces Appendix D of the Fire Code (additional site development Standards)	Does not enforce appendix D of the Fire Code. Would need to meet the normal fire code.
<b>General Conditional Zoning District Triggers for Residential</b>	51 or more dwelling units trigger a Conditional Zoning District (single, two, or multi-family)	300 Single Family Units or 10 or more multi-family units (any attached residential over 2 units is considered multi-family)

