

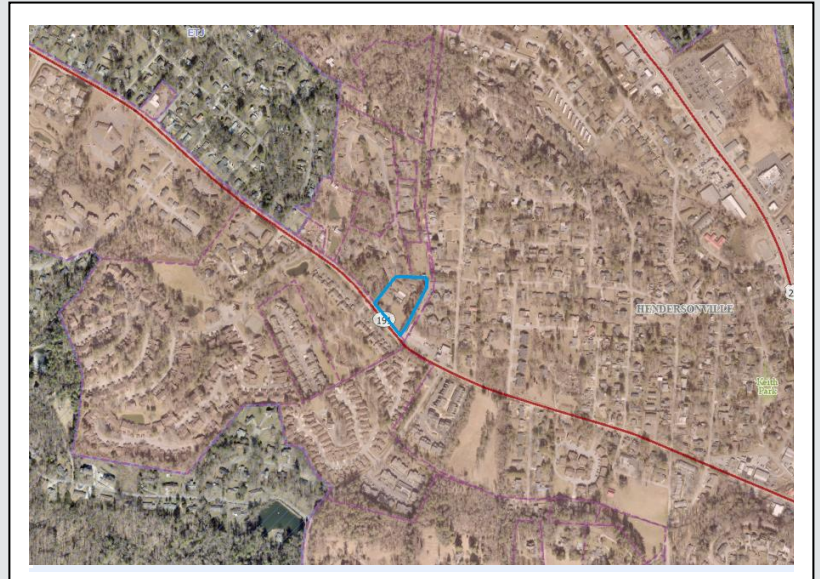
PRELIMINARY SITE PLAN-1910 HAYWOOD RD (26-46-SPR)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - 1910 Haywood Rd
 - 26-46-SPR
- Applicant & Property Owner:
 - Alex Ward of Pisgah Surveying, PLLC [Applicant]
 - Ryan Howell of Haywood Ventures, LLC. [Owner]
- Property Address:
 - 1910 Haywood Road
- Project Acreage:
 - 2.28 acres
- Parcel Identification (PIN):
 - PIN 9569-23-4829
- Parcel Zoning:
 - R-15 Medium Density Residential
- Future Land Use Designation:
 - Multi-Generational Living
- Requested Uses:
 - Minor Planned Residential
- 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 Pisgah Surveying, PLLC (applicant) and Haywood Ventures, LLC (property owner). The applicant is proposing to establish a Minor Planned Residential Development (Minor PRD) and create two new additional buildable lots from the site of an existing duplex development along Haywood Road (PIN 9569-23-4829). The 2.28-acre property is currently zoned R-15 Medium Density Residential.

The proposal includes the addition of two 1,800 square-foot residential structures on two newly-proposed lots of approximately 0.28 acres each. The existing site contains five buildings consisting of 2 single-family homes and 3 duplexes. The duplex units are each under 1,200 square feet. Utilizing the “½ -Unit” or “Double Density” provision under Sec. 6-1-2 of the Zoning Ordinance, the resulting density on this site would be 4 full units + (6 half units x 0.5 = 3), for a total of 7 units. An R-15 Minor PRD allows a max. density of 4 units/acre or 9 units for this 2.28-acre site.

Once Preliminary Site Plan approval is granted, the applicant will be responsible for submitting a Final Site Plan for review. Additionally, with the creation of 2 new lots, the proposed subdivision is categorized as an ‘Expedited Subdivision’ which will be administratively reviewed by Staff. Upon issuance of an approved Final Site Plan and Final Plat, construction on the newly-established lots may commence.

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. Review of preliminary plans is a function of the Planning Board.

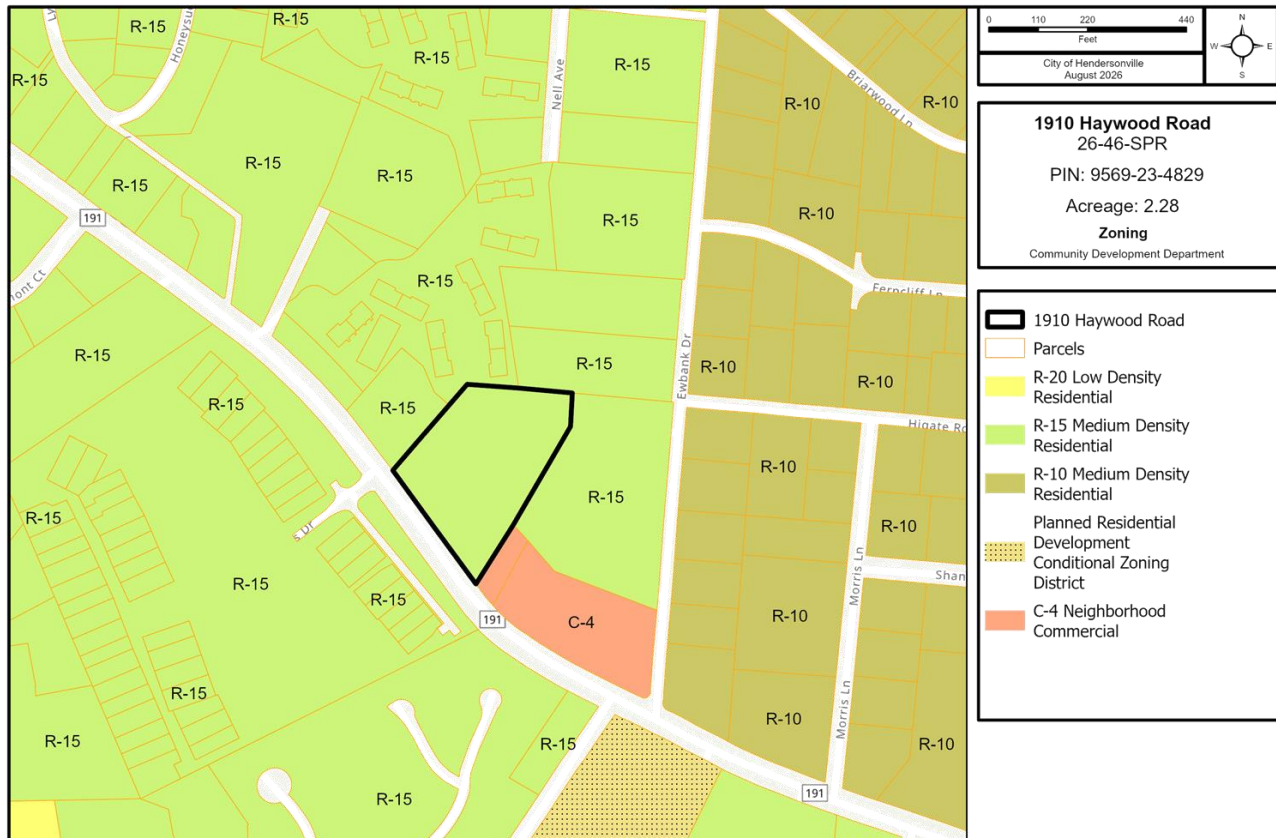
Preliminary plan review is required of all development undergoing Site Plan Review for the following:

- 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***

*Though the unit count for density calculation is under 9 units (7 units) the total unit count will be 10 units. While Sec. 6-1-2 allows for ½ units for calculating density when units are <1,200 Sq Ft, it goes on to say: "Unit counts will remain as whole numbers for the purposes of applying other aspects of the zoning code such as determining level of review, applying minimum parking requirements, etc."

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 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. In this case, a final subdivision plat approval will also be required prior to vertical construction.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is zoned R-15 Medium Density Residential. The property fronts on Haywood Road (Highway 191) which is maintained by NCDOT. The property has one private drive, Canary Hollow Lane.

The property to the southeast is zoned C-4 Neighborhood Commercial, but all other surrounding properties are zoned R-15.

SITE IMAGES



View of the site frontage from the private driveway facing northwest along Haywood Road.



View of the site frontage from the private driveway facing southeast along Haywood Road.

SITE IMAGES



View from Haywood Road up Canary Hollow Lane



View from existing shared parking area accessed by Canary Hollow Lane with view of existing duplexes in the background.

SITE IMAGES



View of the site proposed for two new vacant lots / two single-family homes, facing the property from Haywood Road.



View of the site proposed for two new vacant lots / single-family homes, facing southeast from Canary Hollow Lane

PROPOSED DEVELOPMENT DETAILS

- **Proposed Use:**
 - R-15 Minor Planned Residential Development
- **Proposed Units:**
 - 2 - Existing Single-Family Homes
 - 6 - Duplex Dwellings (units)
 - 2 - Proposed Single-Family Homes
 - 10 Total Dwellings
- **Acreage/Density**
 - 2.28 acres
 - Proposed Density: 7 units or 3.07 units/acre
 - 4 full units + 3 “double density” units (6 half units) = 7 units
 - “Residential units under 1,200 square feet in gross floor area shall count as one-half unit (0.5 units) for the purposes of calculating density” (Sec 6-1-2)
 - Allowed Density: 4 units per acre X 2.28 acres = ~~9.12~~ units
- **Natural Resource**
 - The property has a natural slope of less than 15.1% which does not trigger any additional steep slope requirements.
 - The site has no associated streams.
 - The site does not have any associated floodplains.
 - The majority of existing tree canopy along the perimeter of the site will remain undisturbed.
- **Streets**
 - The site fronts along Haywood Road (Hwy 191) with one existing private drive (Canary Hollow Lane).
- **Parking**
 - Required: 13 spaces (1 parking space per unit for 1–2-bedroom units and 1.5 parking spaces for 3+ bedroom units.)
 - Provided: 22 spaces
- **Sidewalks**
 - There is an existing sidewalk on the south side of Haywood road which satisfies the sidewalk requirements for the site.
- **Public Utilities**
 - The site is served by City of Hendersonville Water and Sewer.
- **Landscaping**
 - A detailed landscaping plan is not required for preliminary site plan approval, but the plan has outlined the following landscaped areas:
 - Common Open Space

- Existing Tree Canopy
- Final Site Plan will have to reflect compliance with required plantings or utilization of tree credits for Common Space and Open Space plantings as well as Street Trees.

OUTSTANDING PRELIMINARY SITE PLAN COMMENTS

COMMUNITY DEVELOPMENT

Preliminary Site Plan Comments:

The preliminary site plan accompanying this petition meets the standards established by the Zoning Ordinance for Planned Residential Development (5-14) and Preliminary Site Plan (7-3-3) with exceptions listed below.

- Landscaping
 - Preliminary Site Plan approval does not require the full Landscaping requirements to be shown but does require: “A plan showing tree line before site preparation, identifying existing tree canopy, tree canopy proposed to be preserved, and new canopy installation areas, identifying the acreage of each, as well as areas to be screened, fenced, walled and/or landscaped;” (Sec 7-3-3.2-n).
 - The Preliminary Site Plan does not indicate new canopy installation areas. However, the plan does illustrate the existing tree line. While the site does not trigger tree canopy preservation requirements, the existing trees and vegetation may provide credits toward the landscaping requirements. It is unclear to staff what trees and vegetation within the disturbance area are proposed to be protected or if new landscaping will be proposed.
- Subdivision
 - All utility and access easements will be conveyed on the subdivision plat.

CITY ENGINEER

Preliminary Site Plan Comments:

- No Outstanding Comments

WATER / SEWER

Preliminary Site Plan Comments:

- No Outstanding Comments

FIRE MARSHAL

Preliminary Site Plan Comments:

- No Outstanding Comments

STORMWATER ADMINISTRATOR

Preliminary Site Plan Comments:

- No Outstanding Comments

FLOODPLAIN ADMINISTRATOR

Preliminary Site Plan Comments:

- No Outstanding Comments

PUBLIC WORKS

Preliminary Site Plan Comments:

- No Outstanding Comments

NCDOT

Preliminary Site Plan Comments:

- No Outstanding Comments

TRANSPORTATION IMPACT

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 1910 Haywood Road 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) with the exception of the preliminary landscaping plan.