

| Ronan at Hendersonville (P24-33-CZD) | | | |
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| Chapter 4 - The Vision for the Future | Consistent | Inconsistent | Staff Notes |
| SUPPLY, SUITABILITY, & INTENSITY | | | |
| LAND SUPPLY MAP (Pg. 81, Figure 4.4) | N/A | | The subject property is not listed on the land supply map. |
| LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7) | N/A | | The subject property is not listed on the land suitability map. |
| DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9) | Consistent | | The subject property is within the focused intensity node of the I-26 Interchange |
| FUTURE LAND USE & CONSERVATION MAP | | | |
| Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12) | Mixed Use Commercial | | |
| Character Area Description (Pg. 122-131) | Somewhat Consistent | | The project does not propose a mix of uses within the development. |
| Zoning Crosswalk (Pg. 132-133, Figure 4.18) | Consistent | | |

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| GOALS | | | |
| Vibrant Neighborhoods (Pg. 93) | | | |
| Promote lively neighborhoods that increase local safety. | Consistent | | |
| Enable well-maintained homes, streets, and public spaces. | Consistent | | |
| Promote diversity of ages (stage of life), income levels, and a range of interests. | Consistent | | |
| The design allows people to connect to nearby destinations, amenities, and services. | Somewhat Consistent | | The development will be easily accessed on the Upward Crossing Drive side, but not easily accessible on the South Allen Road side. |
| Abundant Housing Choices (Pg. 93) | | | |
| Housing provided meets the need of current and future residents. | Consistent | | |
| Range of housing types provided to help maintain affordability in Hendersonville. | Somewhat Consistent | | The development does provided market rate housing, however no "affordable" units have been presented. |
| Housing condition/quality exceeds minimum standards citywide | Consistent | | The apartment complex will meet all design requirements of CHMU zoning (minus any conditions). |
| Healthy and Accessible Natural Environment (Pg. 94) | | | |
| Recreational (active and passive) open spaces are incorporated into the development. | Consistent | | |
| Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers. | Consistent | | The development will be required to provide a stream buffer and transition area |
| Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained. | Consistent | | The development is saving 30% of the existing tree canopy and providing protections for the stream. |
| Development is compact (infill/redevelopment) to minimize the ecological footprint. | | Inconsistent | The development is occurring on a vacant piece of land that was once used for agriculture. |
| New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment. | Somewhat Consistent | | The development is preserving mature trees within the property but the overall site is a once agricultural site. |
| Authentic Community Character (Pg. 94) | | | |
| Downtown remains the heart of the community and the focal point of civic activity | N/A | | |
| A development near a gateway sets the tone, presenting the image/brand of the community. | Consistent | | The development follows the guidelines of CHMU, the district designed for Upward Road. |
| Historic preservation is utilized to maintain the city's identity. | N/A | | |

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| City Centers and neighborhoods are preserved through quality development. | N/A | | |
| Safe Streets and Trails (Pg. 95) | | | |
| Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments. | | Inconsistent | No street connection between S. Allen Road and Upward Crossing Drive is proposed. This is conflicting from what has been previously shown for this site. |
| Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share. | Consistent | | A walking trail is provided on site and the development will extend sidewalks along Upward Crossing Drive. |
| Design embraces the principles of walkable development. | Consistent | | |
| Reliable & Accessible Utility Services | | | |
| Wastewater treatment (service and capacity) adequately serves existing and future development | Consistent | | |
| A compact service area (infill, redevelopment) maximizes the utilization of existing infrastructure and feasible service delivery. | Somewhat Consistent | | The development will utilize utilities provided by Waterleaf Phase I, but this site isn't considered redevelopment. |
| Satisfying Work Opportunities (pg. 96) | | | |
| The development promotes quality job options. | N/A | | |
| The lives of residents are enriched with opportunities to learn, build skills, and grow professionally. | Consistent | | The project is located near Blue Ridge Community College. |
| Welcoming & Inclusive Community | | | |
| Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging. | Consistent | | |
| An inviting public realm (i.e., parks, public buildings) reflects the attitudes of city residents and leaders, and helps residents develop a sense of place and attachment to Hendersonville. | N/A | | |
| Accessible & Available Community Uses and Services (Pg. 97) | | | |
| Private development is plentiful, meeting the demands of current and future populations. | Consistent | | |
| Resilient Community | | | |
| N/A | | | |
| GUIDING PRINCIPALS (pg. 98) | | | |
| Mix of Uses (Pg. 98) | | | |
| Revitalization of Outdated Commercial Areas | N/A | | |
| New business and office space promotes creative hubs. | N/A | | |
| Compact Development (Pg. 100) | | | |
| Development is consistent with efforts in the area to establish 15-minute neighborhoods. | Consistent | | |
| The infill project is context sensitive [Large Infill Site]. | Consistent | | |
| Sense of Place (Pg. 102) | | | |
| The development contributes to Hendersonville's character and the creation of a sense of place through its architecture and landscape elements. [Place keeping and Placemaking and 3rd Places] | Consistent | | |
| Conserved & Integrated Open Spaces (Pg. 106) | | | |
| A diverse range of open space elements are incorporated into the development. | Consistent | | |
| Desirable & Affordable Housing (Pg. 108) | | | |

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| Missing middle housing concepts are used in the development. | | Inconsistent | "Having more missing middle housing in Hendersonville would provide more diverse housing options for both renters and owners and help to foster socioeconomic diversity in the community. It would be a welcome change compared to the largescale, standalone garden apartment complexes that have been built in Hendersonville over the last decade." |
| Connectivity (Pg. 112) | | | |
| The development encourages multimodal design solutions to enhance mobility. | Somewhat Consistent | | The proposed development provides pedestrian amenities through the site and from the site on Upward Crossing Drive. However, pedestrian or vehicular mobility is not provided to S. Allen Road (without using Waterleaf Phase I). |
| Efficient & Accessible Infrastructure (Pg. 114) | | | |
| The development utilizes existing infrastructure | Consistent | | |