

Chapter 4 - The Vision for the Future

SUPPLY, SUITABILITY, & INTENSITY

LAND SUPPLY MAP (Pg. 81, Figure 4.4)

LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)

DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)

FUTURE LAND USE & CONSERVATION M

Future Land Use and Conservation Map

Character Area Description (Pg. 122-131)

Zoning Crosswalk

Requested Future Land Use Designation

Requested Character Area Description

Zoning Crosswalk

Hendersonville

Consistent	Inconsistent	Staff Notes
Consistent		Noted as "underdeveloped"
Consistent		Noted as "most suitable"
		Noted as being in an area that should see "low intensity" development. Low intensity development. The development intensity map is designed to show where development should take place. The Comprehensive Plan states that "[development should] be intentional about the reuse of developed parcels thereby minimizing the expansion of existing development footprint. The designation of low intensity is due to the parcels proximity being located in a periphery area.
AP		
	Family/Neighborhood Living (FNL)	

		<p>Character Area Description: This area is characterized by moderate-density residential development. It is comprised of single-family detached homes on lots typically ranging from 1/3 acre to 1/8 acre. Improved open spaces in the form of pocket and neighborhood parks are interspersed, and greenway trails within are located to connect such parks as well as provide links to trails and walkways in neighboring development. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be a preferred approach to residential development, especially if higher gross densities can be achieved. Staff Analysis: Staff found this to be somewhat inconsistent with the character area description, given the proposal's inclusion of duplexes, triplexes, and quadplexes; minimum lot sizes that are significantly smaller than the stated 1/3- to 1/8-acre range; and the lack of conservation design in exchange for reduced minimum lot sizes.</p>
Consistent	Somewhat Inconsistent	
Multi-Generational Living (MGL)		

Consistent		<p>This area is characterized by mixed residential development and a limited amount of small scaled neighborhood-serving commercial. It is comprised of a variety of homes, mixing detached and attached (e.g., townhomes and duplexes) units with a lesser amount of multi-family units. The combination of housing types are intended to create intergenerational neighborhoods. Improved open spaces in the form of greens, pocket parks, and neighborhood parks are interspersed. Lot sizes are similar to those in FNL, but with increased densities. Attached units, typically up to 2.5 stories tall, should incorporate design elements reflecting traditional singlefamily homes and “missing middle” housing, such as front porches, balconies, stoops, recessed or detached garages, and pitched roofs. 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</p>
Consistent		<p>Though currently showing as inconsistent in the Comprehensive Plan, the changes to Planned Residential Development that were recently made make MGL the ideal future land use for this zoning district.</p>

Leo at Hendersonville

Chapter 4 - The Vision for the Future		Consistent
GOALS		
<u>Vibrant Neighborhoods (Pg. 93)</u>		
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
<u>Abundant Housing Choices (Pg. 93)</u>		
Housing provided meets the need of current and future residents.		Consistent
Range of housing types provided to help maintain affordability in Hendersonville.		Consistent
Housing condition/quality exceeds minimum standards citywide		Consistent
<u>Healthy and Accessible Natural Environment (Pg. 94)</u>		
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
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.		
Development is compact (infill/redevelopment) to minimize the ecological footprint.		
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.		Consistent
<u>Authentic Community Character (Pg. 94)</u>		

Downtown remains the heart of the community and the focal point of civic activity A development near a gateway sets the tone, presenting the image/brand of the community.	Consistent Consistent
Historic preservation is utilized to maintain the city's identity. City Centers and neighborhoods are preserved through quality development.	Consistent
<u>Safe Streets and Trails (Pg. 95)</u>	

Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.	
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.	Consistent
Design embraces the principles of walkable development.	Consistent
<u>Reliable & Accessible Utility Services</u>	
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.	Consistent
<u>Satisfying Work Opportunities (pg. 96)</u>	
The development promotes quality job options.	NA
The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	NA
<u>Welcoming & Inclusive Community</u>	
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.	Consistent
<u>Accessible & Available Community Uses and Services (Pg. 97)</u>	
Private development is plentiful, meeting the demands of current and future populations.	Consistent
<u>Resilient Community</u>	
N/A	
<u>GUIDING PRINCIPALS (pg. 98)</u>	
Mix of Uses (Pg. 98)	
Revitalization of Outdated Commercial Areas	NA
New business and office space promotes creative hubs.	NA
<u>Compact Development (Pg. 100)</u>	
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent
The infill project is context sensitive [Large Infill Site].	Consistent
<u>Sense of Place (Pg. 102)</u>	
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
<u>Conserved & Integrated Open Spaces (Pg. 106)</u>	

A diverse range of open space elements are incorporated into the development.	Consistent
Desirable & Affordable Housing (Pg. 108)	
Missing middle housing concepts are used in the development.	Consistent
Connectivity (Pg. 112)	
The development encourages multimodal design solutions to enhance mobility.	Somewhat Consistent
Efficient & Accessible Infrastructure (Pg. 114)	
The development utilizes existing infrastructure	Consistent

Inconsistent	Staff Notes
While the development is proposing amenities such as a greenway access and sidewalks along 191, the property is disconnected from surrounding neighborhoods.	
Somewhat Inconsistent	The extensive grading proposed for the property will significantly impact the site. While the applicant is providing stream bank and wetland protections as required by the City's ordinance, the level of grading across the remainder of the site has the potential to degrade the site's natural habitat.
Somewhat Inconsistent	The mass grading on the upper portion of the site will have significant impact. The decrease in the number of units and the implementation of alternative grading such as terraced grading could have lesser impacts.

Inconsistent	<p>The property was identified in a 2000 historic architectural survey as potentially eligible for listing in the National Register of Historic Places. The survey documents several historic buildings on the property, including a historic house dating to circa 1906. The property is considered eligible under Criteria A and C of the National Register. Eligibility under Criterion A is based on the site's representation of summer estates constructed by wealthy vacationers in the mountains of Henderson County during the late nineteenth and early twentieth centuries. Eligibility under Criterion C is based on the tract's embodiment of turn-of-the-century summer estate architecture. The estate buildings, entry drive, undeveloped setting, and views were all identified as important elements of the site's historic character. https://files.nc.gov/ncdcr/historic-preservation-office/PDFs/ER_99-7801.pdf Due to the destruction of the historic house and the extensive grading proposed for the property, which will significantly alter the historic landscape, staff determined that historic preservation is not being utilized in the development of the site and therefore found the proposal to be inconsistent.</p>

Somewhat Inconsistent	The development does not connect to existing neighborhoods adjacent to the site, primarily because the property is landlocked on three sides, with access only along the frontage on Highway 191.
NA	
NA	
NA	
NA	

While the development incorporates elements that support pedestrian and vehicular movement, it does not adequately prioritize or integrate transit-oriented design solutions. The site lacks clear connections to existing or planned transit services, as well as features that would support convenient and accessible transit use. Without meaningful consideration of transit access and integration, the development falls short of encouraging a fully multimodal approach to mobility.