

Character Area Description (Pg. 122-131)

Zoning Crosswalk

ola Lake Inn

| Consistent | Inconsistent | Staff Notes |
|----------------------------------|--------------|---|
| | | |
| NA | NA | Excluded from analysis |
| NA | NA | Excluded from analysis |
| Somewhat consistent | | 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) | | |

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| |
| Somewhat consistent |
| Consistent |

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| <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 consistent with the character area description. The proposal utilizes conservation design in its design, lumping the residential component on the easternmost part of the property and providing natural gardens and tree preservation throughout the site.</p> |
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| 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. | 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. | Consistent |
| Development is compact (infill/redevelopment) to minimize the ecological footprint. | Somewhat Consistent |
| 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 | Consistent |
| A development near a gateway sets the tone, presenting the image/brand of the community. | Consistent |
| Historic preservation is utilized to maintain the city's identity. | Consistent |
| 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. | Consistent |
| 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 |

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| 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> | |
| Readiness through adequate preparation to manage external impacts is routinely integrated into City initiatives. | Consistent |
| Recovery from adverse events form the City's commitment to providing sufficient resources. | Consistent |
| <u>GUIDING PRINCIPALS (pg. 98)</u> | |
| Mix of Uses (Pg. 98) | |
| Revitalization of Outdated Commercial Areas | Consistent |
| New business and office space promotes creative hubs. | Consistent |
| 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) | |
| Missing middle housing concepts are used in the development. | Consistent |
| Connectivity (Pg. 112) | |
| The development encourages multimodal design solutions to enhance mobility. | Consistent |
| Efficient & Accessible Infrastructure (Pg. 114) | |
| The development utilizes existing infrastructure | Consistent |

