

Henderson County Courthouse and Detention Center Expansion (25-06-CZD)

Chapter 4 - The Vision for the Future	Consistent	Inconsistent	Staff Notes
<b>SUPPLY, SUITABILITY, &amp; INTENSITY</b>			
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	Consistent		Not listed in the land suitability map due to it being developed.
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	Consistent		Not listed in the land suitability map due to it being developed.
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	Consistent		
<b>FUTURE LAND USE &amp; CONSERVATION MAP</b>			
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	Institutional		
Character Area Description (Pg. 122-131)	Somewhat Consistent		<p style="text-align: center;">..."Institutional areas feature green spaces connected by pedestrian paths, clustered parking, and minimized vehicular access..."</p> <p>Eliminating the driveway in front of the building would help better align the development by removing an additional curb cut and replacing it with a pedestrian-friendly green space.</p>
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	Consistent		

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<b>GOALS</b>			
<b>Vibrant Neighborhoods (Pg. 93)</b>			
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.	N/A		
The design allows people to connect to nearby destinations, amenities, and services.	Somewhat Consistent		The development is proposing a fee in lieu of installing sidewalks along the 4th Ave frontage, instead of providing sidewalks leading towards Jackson Park.
<b>Abundant Housing Choices (Pg. 93)</b>			
Housing provided meets the need of current and future residents.	N/A		
Range of housing types provided to help maintain affordability in Hendersonville.	N/A		
Housing condition/quality exceeds minimum standards citywide	N/A		
<b>Healthy and Accessible Natural Environment (Pg. 94)</b>			
Recreational (active and passive) open spaces are incorporated into the development.	N/A		
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.	Somewhat Consistent		The development is saving the minimum amount of tree canopy required by the ordinance.
Development is compact (infill/redevelopment) to minimize the ecological footprint.	Consistent		
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	N/A	N/A	
<b>Authentic Community Character (Pg. 94)</b>			
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.	N/A		
City Centers and neighborhoods are preserved through quality development.	Consistent		
<b>Safe Streets and Trails (Pg. 95)</b>			
Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.	N/A		
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.	Somewhat Consistent		The development could be less automobile-centric with a greater emphasis on pedestrian walkability, particularly in the area in front of the building.
<b>Reliable &amp; Accessible Utility Services</b>			
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		
<b>Satisfying Work Opportunities (pg. 96)</b>			
The development promotes quality job options.	Consistent		
The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	Consistent		
<b>Welcoming &amp; Inclusive Community</b>			
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		
<b>Accessible &amp; Available Community Uses and Services (Pg. 97)</b>			
Private development is plentiful, meeting the demands of current and future populations.	N/A	N/A	
<b>Resilient Community</b>			
N/A			
<b>GUIDING PRINCIPALS (pg. 98)</b>			
Mix of Uses (Pg. 98)			
Revitalization of Outdated Commercial Areas	N/A		
New business and office space promotes creative hubs.	N/A		
<b>Compact Development (Pg. 100)</b>			
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent		
The infill project is context sensitive [Large Infill Site].	Consistent		
<b>Sense of Place (Pg. 102)</b>			
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]	Somewhat Consistent		
<b>Conserved &amp; Integrated Open Spaces (Pg. 106)</b>			
A diverse range of open space elements are incorporated into the development.	Somewhat Consistent		
<b>Desirable &amp; Affordable Housing (Pg. 108)</b>			
Missing middle housing concepts are used in the development.	N/A		
<b>Connectivity (Pg. 112)</b>			

The development encourages multimodal design solutions to enhance mobility.	Somewhat Consistent	The current design appears to affect the existing Apple Country Transit loading area on N. Grove Street. However, Henderson County has stated that it will not impact the operation of Apple Country at that stop, and the stop will remain active.
Efficient & Accessible Infrastructure (Pg. 114)		
The development utilizes existing infrastructure	Consistent	