

D. Section 11-1 Standards

The advisability of amending the text of this Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

- a) Comprehensive Plan Consistency** – Consistency with the Comprehensive Plan and amendments thereto.

Please see attached document providing detailed breakdown of comprehensive plan consistency.

- b) Compatibility with surrounding uses** – Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property. (Also, see NCGS 160-601 (d) Down-Zoning)

1. The proposed development provides site planning aimed at conserving the natural landscape within the property, while also aligning with the desired moderate density listed in the future land use description.
2. The proposed development will provide Open Space in the form of the City's proposed Greenway trail, wildlife corridor preservation, neighborhood pocket parks and a connected pedestrian network, and protected existing tree canopy area.
3. The development has a conservation design that uses compact density to preserve the natural environment in the center of the site, above what is required by Code.
4. The proposed development would provide single-family rental homes that integrate into the surrounding community within an underdeveloped site. The specific

- c) Changed Conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

Current zoning for the property is R-15 with a future land-use designation of Family Neighborhood Living (FNL). We are proposing a rezoning to PRDCZ and future land use adjustment to Multi-Generational Living (MGL).

As our development provides moderate density while modifying our site layout to place only single-story buildings adjacent to the existing one and two-story single family homes to the east and south and 2-story homes to the west, ensures the development mass and scale is compatible with the surrounding communities, while also providing a proper transition between the future land designations of MGL to the east and FNL to the west

- d) Public Interest.** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare. (Also, see NCGS 160D-601 (d) Down-Zoning)

As shown in the attached document, providing a detailed breakdown of compatibility and compliance to the Hendersonville comprehensive plan. Our development is providing the needed housing for both current and new residents of Hendersonville while preserving the natural environment.

- e) Public Facilities.** Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

Water/Sewer/Electrical utilities are readily available to the site, and the proximity to the city center provides the opportunity for the 15-minute neighborhood helping to reduce the reliance on vehicular transportation.

Advenir Azora Development (AAD) is working to secure a secondary emergency access point through Trinity Presbyterian Church, and should that not be provided, AAD will construct all necessary protection measures as required by the Fire Marshall and code

- f) Effect on Natural Environment.** Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife.

- i. The site plan for the LEO community utilizes compacted densities to avoid the environmentally sensitive areas along Britton Creek, as well as large swathes of heavily treed spaces along the perimeter of the project.
- ii. Utilizing infill development, we are strategically adding desired density close to downtown Hendersonville, to preserve the agricultural land that surrounds the city typically found in the natural and rural zone planning transects.
- iii. As part of our discussions with the existing residents, we have modified our site layout to place only single-story buildings adjacent to the existing one-and two-story single family homes in the neighborhood to the south and our 2 story buildings internal to the site and adjacent to the multifamily buildings to the north of the project