

**2620 Chimney Rock Road Rezoning (25-14-RZO)**

<b>Chapter 4 - The Vision for the Future</b>	<b>Consistent</b>	<b>Inconsistent</b>	<b>Staff Notes</b>
<b>SUPPLY, SUITABILITY, &amp; INTENSITY</b>			
<b>LAND SUPPLY MAP (Pg. 81, Figure 4.4)</b>	Consistent		Listed as underdeveloped in the Land Supply Map
<b>LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)</b>	Consistent		Listed as underdeveloped in the Land Suitability Map
<b>DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)</b>	Consistent		Located in the Intesnity Node for Howard Gap Road and US 64
<b>FUTURE LAND USE &amp; CONSERVATION MAP</b>			
<b>Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)</b>	<b>Mixed Use-Commerical (PIN 9670-70-6498)</b>		
Character Area Description (Pg. 122-131)	Consistent		
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	Consistent		
<b>Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)</b>	<b>Multi-Generational Living (PINs 9670-70-8607 &amp; 9670-70-8864)</b>		
Character Area Description (Pg. 122-131)	Consistent		
Zoning Crosswalk (Pg. 132-133, Figure 4.18)		Inconsistent	

**2620 Chimney Rock Road Rezoning (25-14-RZO)**

<b>Chapter 4 - The Vision for the Future</b>	<b>Consistent</b>	<b>Inconsistent</b>	<b>Staff Notes</b>
<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.	Consistent		
<b>Abundant Housing Choices (Pg. 93)</b>			
Housing provided meets the need of current and future residents.	Consistent		
Range of housing types provided to help maintain affordability in Hendersonville.	Somewhat Consistent		HMU zoning aligns with this goal, however, in rezoning the property the previous entitlements for 78 LIHTC senior units would be removed.
Housing condition/quality exceeds minimum standards citywide	Consistent		
<b>Healthy and Accessible Natural Environment (Pg. 94)</b>			
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.	Consistent		
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	Consistent		
<b>Authentic Community Character (Pg. 94)</b>			
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		
Historic preservation is utilized to maintain the city's identity.	Consistent		
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.	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		
<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		
<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.	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.	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		