	Cornerst
Chapter 4 - The Vision for the Future	**Consistent**
SUPPLY, SUITABILITY, & INTENSITY	
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	Consistent
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	Consistent
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	Somewhat consistent
FUTURE LAND USE & CONSERVATION MAP	
Future Land Use and Conservation Map	**Multi-Generation**
Character Area Description (Pg. 122-131)	Consistent
Zoning Crosswalk	Inconsistent

tone

Inconsistent	Staff Notes
	Existing vacant parcel and Common Open Space parcel are designated as "constrained, undeveloped"
	Existing vacant parcel and Common Open Space parcel are designated Moderately Suitable for commercial development and almost Least Suitable for Industrial. Vacant parcel is listed between Moderately and Most Suitable for residential development.
	The property has a mix of medium to low intensity development along with conservation along the floodplain. Since the site is already developed, maintaining existing development is somewhat consistent with the comprehensive plan.
nal Living (MGL)	
	While PRD is not listed within Multi-Generational Living on the Zoning Crosswalk, this application of PRD-CZD is in line with the goals of the future land use character area,

Carolina Village

Chapter 4 - The Vision for the Future	Consistent
GOALS	
Vibrant Neighborhoods (Pg. 93)	
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
Abundant Housing Choices (Pg. 93)	
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
Healthy and Accessible Natural Environment (Pg. 94)	
Recreational (active and passive) open spaces are incorporated into the development.	Somewhat Consistent
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.	Somewhat 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
Authentic Community Character (Pg. 94)	
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.	NA
Historic preservation is utilized to maintain the city's identity.	NA
City Centers and neighborhoods are preserved through quality development.	Consistent
Safe Streets and Trails (Pg. 95)	
Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.	Somewhat 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
Reliable & Accessible Utility Services	
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
Satisfying Work Opportunities (pg. 96)	
The development promotes quality job options.	NA
The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	NA
Welcoming & Inclusive Community	
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.	Somewhat Consistent
Accessible & Available Community Uses and Services (Pg. 97)	
Private development is plentiful, meeting the demands of current and future populations.	Consistent
Resilient Community	
Readiness through adequate preparation to manage external impacts is routinly integrated into City initiatives.	Consistent
Recovery from adverse events form the City's commitment to providing sufficient resources.	Consistent
GUIDING PRINCIPALS (pg. 98)	
Mix of Uses (Pg. 98)	
Revitalization of Outdated Commercial Areas	
New business and office space promotes creative hubs.	
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.	Somewhat 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
	Cul-de-sac design is less conducive to connectivity
	Common Open Space is provided to meet requirements
Somewhat Inconsistent	Development already impacted floodplain and one conservation lot could be development
	No new development to occur in the floodplain, trees are being protected
	No new streets but existing cul-de-sac is not the best for connectivity.

	Common Open Space is provided to meet requirements
Somewhat Inconsistent	
Somewhat Inconsistent	