Half Moon Heights Phase II (P24-41-CZD)

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|---|---------------------------|--------------|--|--|--|
| Chapter 4 - The Vision for the Future | Consistent | Inconsistent | Staff Notes | | |
| SUPPLY, SUITABILITY, & INTENSITY | | | | | |
| | | | | | |
| LAND SUPPLY MAP (Pg. 81, Figure 4.4) | | | Not listed in the land supply map. | | |
| | | | | | |
| LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7) | | | Not listed in the land suitability map. | | |
| DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9) | Consistent | | | | |
| FUTURE LAND USE & CONSERVATION MA | P | | | | |
| Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12) | Multi-Generational Living | | | | |
| | | | | | |
| | | | Consistent "It is comprised of a variety of homes, mixing detached and attached (e.g., townhomes and duplexes) units with a lesser amount of multi-family unitsLot sizes are similar to those in FNL, but with increased densities." | | |
| | | | Inconsistent ", should incorporate design elements reflecting traditional single-family homes and "missing middle" housing, such as front porches, balconies, stoops, recessed or detached garages, and pitched roofs. | | |
| Character Area Description (Pg. 122-131) | Somewhat Consistent | | | | |
| Zoning Crosswalk (Pg. 132-133, Figure 4.18) | | Inconsistent | | | |

Half Moon Heights Phase II (P24-41-CZD)

| Chapter 4 - The Vision for the Future | Consistent | Inconsistent | Staff Notes |
|---|---------------------|--------------|--|
| 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 | | |
| Abundant Housing Choices (Pg. 93) | | | |
| Housing provided meets the need of current and future residents. | Consistent | | |
| | | | No information has been provided to staff that |
| | | | any units would be considered affordable (80% |
| Range of housing types provided to help maintain affordability in Hendersonville. | | Inconsistent | or lower AMI). |
| 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. | 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 | | |
| | | | |
| | | | |
| | | | |
| | | | Additional actions could be taken to limit the |
| Development is compact (infill/redevelopment) to minimize the ecological footprint. | Somewhat Consistent | | intrusion into the delineated wetlands on site. |
| | | | The development is meeting the tree protection |
| New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment. | Consistant | | The development is meeting the tree protection ordinance and stream buffer requirements. |
| | Consistent | | ordinance and stream burier requirements. |
| Authentic Community Character (Pg. 94) 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. | N/A | | |
| Historic preservation is utilized to maintain the city's identity. | N/A | | |
| City Centers and neighborhoods are preserved through quality development. | N/A | | |
| Safe Streets and Trails (Pg. 95) | IV/A | | |
| Sale Streets and Haits (Fg. 93) | | | |
| | | | |
| | | | The connection between this development and |
| | | | Half Moon Heights Phase I connects US 64 to |
| Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including | | | Old Sunset Hill Road. This interconnectivity has |
| retrofits and interconnectivity of new developments. | Consistent | | happened fairly rapidly as property develops. |
| | 2.1.2.1.2.1.3.1.1 | | |

| automobile, ride share, and bike share. Design embraces the principles of walkable development. Reliable & Accessible Utility Services Wastewater treatment (service and capacity) adequately serves existing and future development 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. The lives of residents are enriched with opportunities to learn, build skills, and grow professionally. Welcoming & Inclusive Community Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging. N/A N/A N/A | Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, | | | |
|--|--|---------------------|----------|---|
| Design enhances the principies of walkable development. Reliable & Accessible Utility Services Wastewater treatment (service and capacity) adequately serves existing and future development A compact service are a (infili), redevelopment inautimizes the utilization of existing infrastructure and reasible covered existing infiliation of existing infinity was and surface of ADA, redevelopment is promotine quality job options. The lives of residents are enriched with opportunities to learn, build skills, and grow professionally. Accessibility exceeds minimum standards of ADA, fostering residents's even by obtaining a function of existing infiliation of professionally. Accessibility exceeds minimum standards of ADA, fostering residents's even by obtaining a function of existing infiliation of existing public realing infiliation of existing infiliation of existing public publicing infelicities the attributes of city residents and leaders, and height residents developed and attributes of the demands of current and future opportunity. Beritalization of Outdated Commercial Areas Max of Uses (Pg. 93) Was of Uses (Pg. 93) Revision of Outdated Commercial Areas Now business and office spoor promotes create house. Compact Development (Pg. 100) Development is consistent with efforts in the area to establish 15-minute neighborhoods. Compact Development (Pg. 100) Development is consistent with efforts in the area to establish 15-minute neighborhoods. Compact Development (Pg. 100) Development is consistent with efforts in the area to establish 15-minute neighborhoods. Compact Development contributes to Hendersonville's character and the creation of a sense of place through | | Consistent | | |
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| | Missing middle housing concepts are used in the development. | Somewhat Consistent | | • |
| | Connectivity (Pg. 112) | | | |

| | | | Further connectivity will be required through the subdivision review process, if approved. The connection between Half Moon Phase I and Half Moon Phase II is already providing very valuable |
|---|------------|--------------|---|
| The development encourages multimodal design solutions to enhance mobility. | Consistent | | interconnectivity. |
| Efficient & Accessible Infrastructure (Pg. 114) | | | |
| | | | The project will be extending utilities and |
| | | | buildings new roads to support the |
| The development utilizes existing infrastructure | | Inconsistent | development. |