

GEN H COMPREHENSIVE PLAN

Introduction

The primary objective of the plan development stage is to determine the appropriate land use and conservation pattern and depict that in the “Future Land Use & Conservation Map.” In the early stages of the process, the community expressed ideas for change that could enhance the quality of life in Hendersonville. These ideas were tempered with comments about conserving the features that define the larger planning area and the aspects of the community that residents have enjoyed for decades.

Arriving at a shared “vision” for the future requires an examination of options so the community can evaluate trade-offs and determine the best path forward. To that end, options for the future have been prepared to conceptually represent ways to achieve the goals and objectives, more or less. The following describes options for consideration. More than likely, the resulting “vision,” developed from input received from the community on the options, will combine aspects of both to reflect policies that align with community preferences.

What is the Plan?

A Comprehensive Plan is part of a **library of documents** prepared by the city to **guide future growth, development, and conservation efforts**. It is intended to relate to other city plans, policies, and ordinances in place or currently underway and provide guidance to other government agencies preparing plans or programming projects.

Project Phases



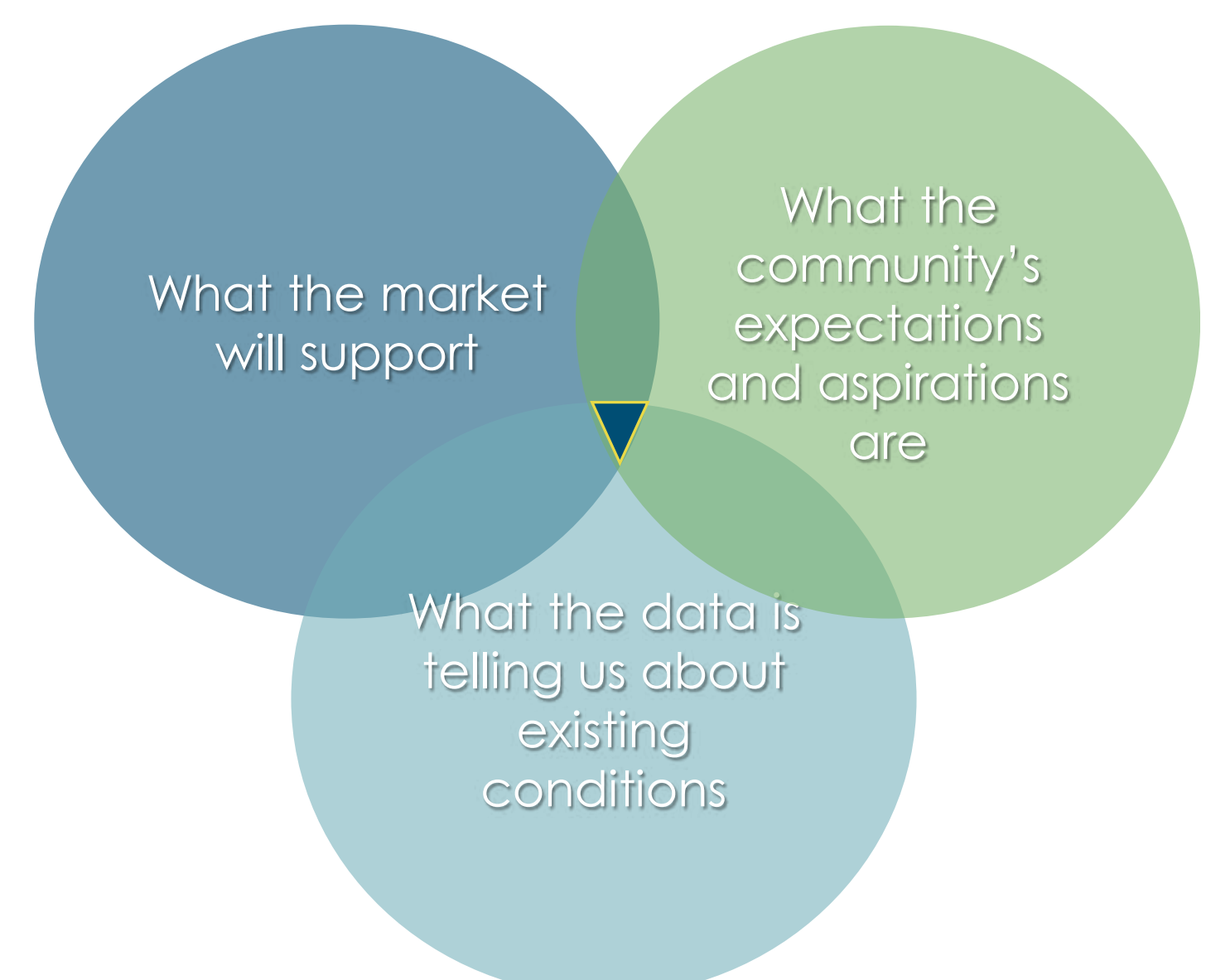
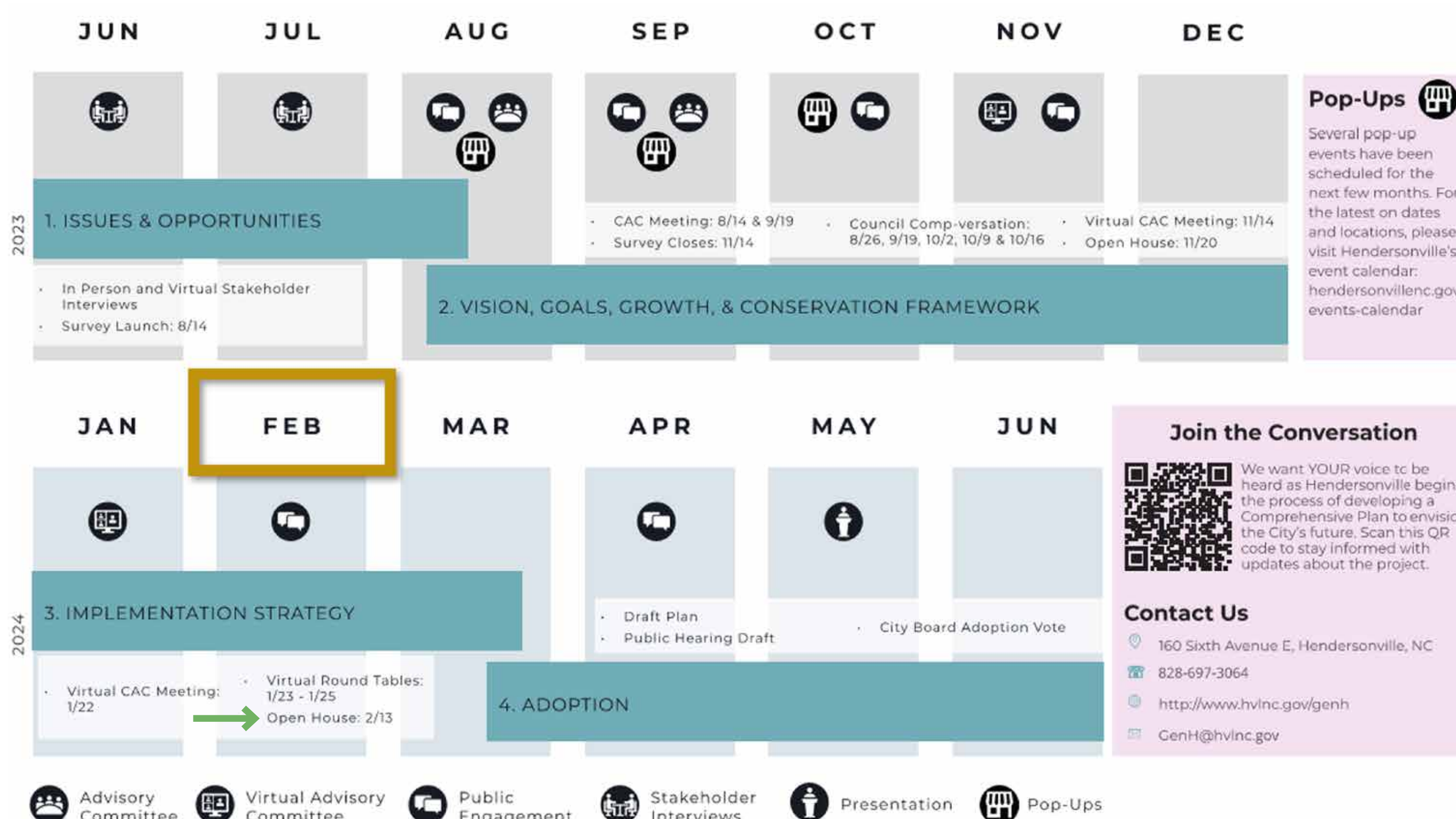
Plan Elements

- Creative and diverse public engagement
- Community visioning
- Research and analysis of historic, present, and future land use patterns
- Market evaluation and analysis
- Recommendations for successful plans

Key Questions:

- Where should new development occur?
 - What's the nature of existing and approved development?
 - Which lands should be protected?
 - Which sites are ripe for redevelopment?
- What is it?

Project Schedule



GEN H VISION STATEMENT

“Hendersonville is known as a livable city with a strong sense of community created through commitments to—and investments in—quality neighborhoods, a strong local economy, sustainable infrastructure, accessible public facilities and programs, context-appropriate amenities, and the conservation of historic, cultural, and environmental assets that define its character and identity.”

**Does this statement align with your vision for Hendersonville?
Is there anything you would like to add?**

Share your thoughts...

GEN H GOALS & OBJECTIVES

Place a dot on the objects that you feel are priorities for Hendersonville.

Scenario planning helps residents and property owners choose the future that meets their expectations. These choices are made with an awareness of potential changes in the current development pattern in return for desired community benefits. By examining each option through the lens of the Goals, it is easier to compare the options, understand the trade-offs, and make informed choices about the future of the area.



Vibrant Neighborhoods

- Lively neighborhoods increase local safety.
- Homes, streets, and public spaces are well-maintained.
- The diversity of ages (stage of life), income levels, and range of interests builds the long-term vitality of the community.
- Through design, the places where people live are connected to nearby destinations, amenities, and services.



Abundant Housing Choices

- The availability of housing types (options) meets the needs of current and future residents.
- The range of housing types helps maintain the affordability of Hendersonville.
- Housing condition/quality exceeds minimum standards citywide.



Healthy & Accessible Natural Environment

- Recreational (active and passive) open spaces are common elements in all forms of development.
- 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.
- Compact development form (infill, redevelopment) minimizes the ecological footprint.
- New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.



Reliable & Accessible Utility Services

- Safe drinking water is a priority of the City.
- Wastewater treatment (service and capacity) adequately serves existing and future development.
- Broadband is expanded to all parts of the city, helping residents and business owners keep pace with an ever-changing world.
- Renewable energy is made possible through public and private investments that work in concert with new development opportunities.
- A compact service area (infill, redevelopment) maximizes the utilization of existing infrastructure and feasible service delivery.



Safe Streets & Trails

- Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, Mobility-as-a-Service (MaaS, e.g., Uber, Lyft, Lime or Bird scooters, etc.)
- Design embraces the principles of walkable development.
- An extensive network of pedestrian facilities connects places where people live, work, learn, shop, play, and worship, making active living possible.



Authentic Community Character

- Downtown remains the heart of the community and the focal point of civic activity.
- Gateways set the tone, presenting the image/brand of the community to all who enter.
- Historic preservation is key to maintaining the city's identity.
- Arts and cultural activities enhance the community while conveying its history and heritage.
- Quality development ensures the city's centers and neighborhoods will endure for generations.
- Local businesses enjoy community support that ensures their longevity.



Satisfying Work Opportunities

- Lucrative job options increase with the attraction and retention of employers.
- Vocation-/career-building activities serve to educate/train the workforce while bolstering business recruitment efforts.
- The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.
- Community volunteer opportunities help residents to engage, learn, and contribute in a meaningful way to the quality of life in the city.



Welcoming & Inclusive Community

- Respectful community dialogue is encouraged and modeled through leaders' behaviors.
- 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.
- Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.



Accessible & Available Community Uses and Services

- Private development is plentiful, meeting the demands of current and future populations.
- Hendersonville ranks highly among peer communities by exceeding community expectations for public facilities and services pertaining to sound/efficient government and civic engagement; education; active recreation; health and well-being; and public safety.



Resilient Community

- Adaptation to a changing world (e.g., economic, technological, social, environmental) is a priority of City leaders.
- Readiness through adequate preparation to manage external impacts is routinely integrated into City initiatives.
- Recovery from adverse events (e.g., extreme weather event, natural hazards) stems from the City's commitment to providing sufficient resources.
- A fiscally healthy government ensures the City's ability to function efficiently and remain competitive, particularly in the face of unexpected challenges.

BIG IDEAS (1 OF 2)

Place a dot on the big ideas that you feel are priorities for Hendersonville.

Eight big ideas have been developed based on what the community suggested as changes that would enhance the quality of life in Hendersonville. The big ideas encompass features that define the larger planning area and the aspects of the community that residents have enjoyed for decades. Each idea is aligned with the Gen H Goals.

1 Transform Gateways & Corridors

Share your thoughts...

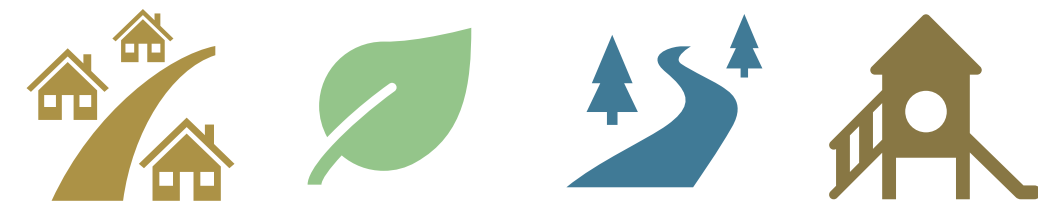
Direct new development to aging commercial corridors to remake them as vibrant, walkable, mixed-use centers.



2 Connect People to the Great Outdoors

Share your thoughts...

Work to distribute parks and greenways throughout the community, and connect them to create a linked network of green space.



3 Catalyze Small Business and Innovation

Share your thoughts...

Support creative spaces and provide small-business assistance to help the next generation of creative businesses develop and thrive.



4 Leverage Partnerships to Protect Apple Country

Share your thoughts...

Collaborate with the County and rural farmers to protect the working landscape of farms, forests, and orchards, and guide growth to areas with suitable infrastructure.



BIG IDEAS (2 OF 2)

Place a dot on the big ideas that you feel are priorities for Hendersonville.

Eight big ideas have been developed based on what the community suggested as changes that would enhance the quality of life in Hendersonville. The big ideas encompass features that define the larger planning area and the aspects of the community that residents have enjoyed for decades. Each idea is aligned with the Gen H Goals.

5 Energize Multi-Pronged Approach to Affordable and Accessible Housing

Share your thoughts...

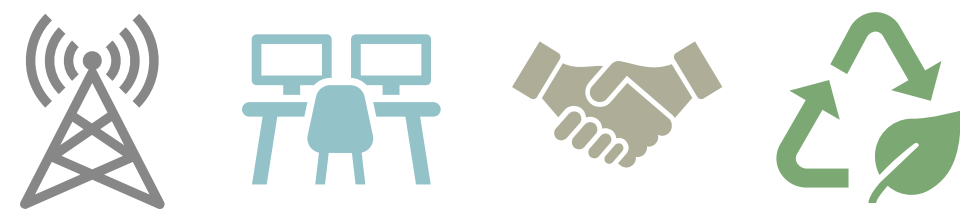
Implement key recommendations from the forthcoming Affordable Housing Strategic Plan to create a multi-pronged approach to providing more housing options.



6 Prioritize Digital Equity Plan

Share your thoughts...

Draft a digital equity plan to make the community more connected and resilient by helping all residents get affordable access to broadband, and the skills and devices needed to use it.



7 Strengthen Community Placemaking

Share your thoughts...

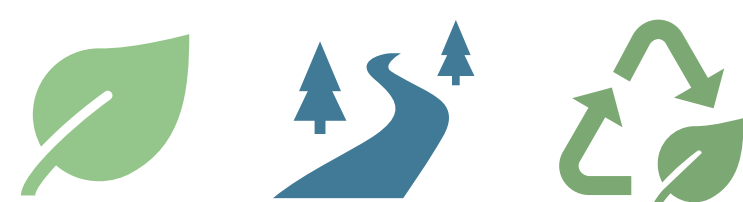
Catalyze neighborhood-guided investment to strengthen the area around 7th Avenue, Downtown, and other locations through authentic placemaking, targeted infrastructure improvements, and resident retention strategies.



8 Protect and Restore Natural Systems

Share your thoughts...

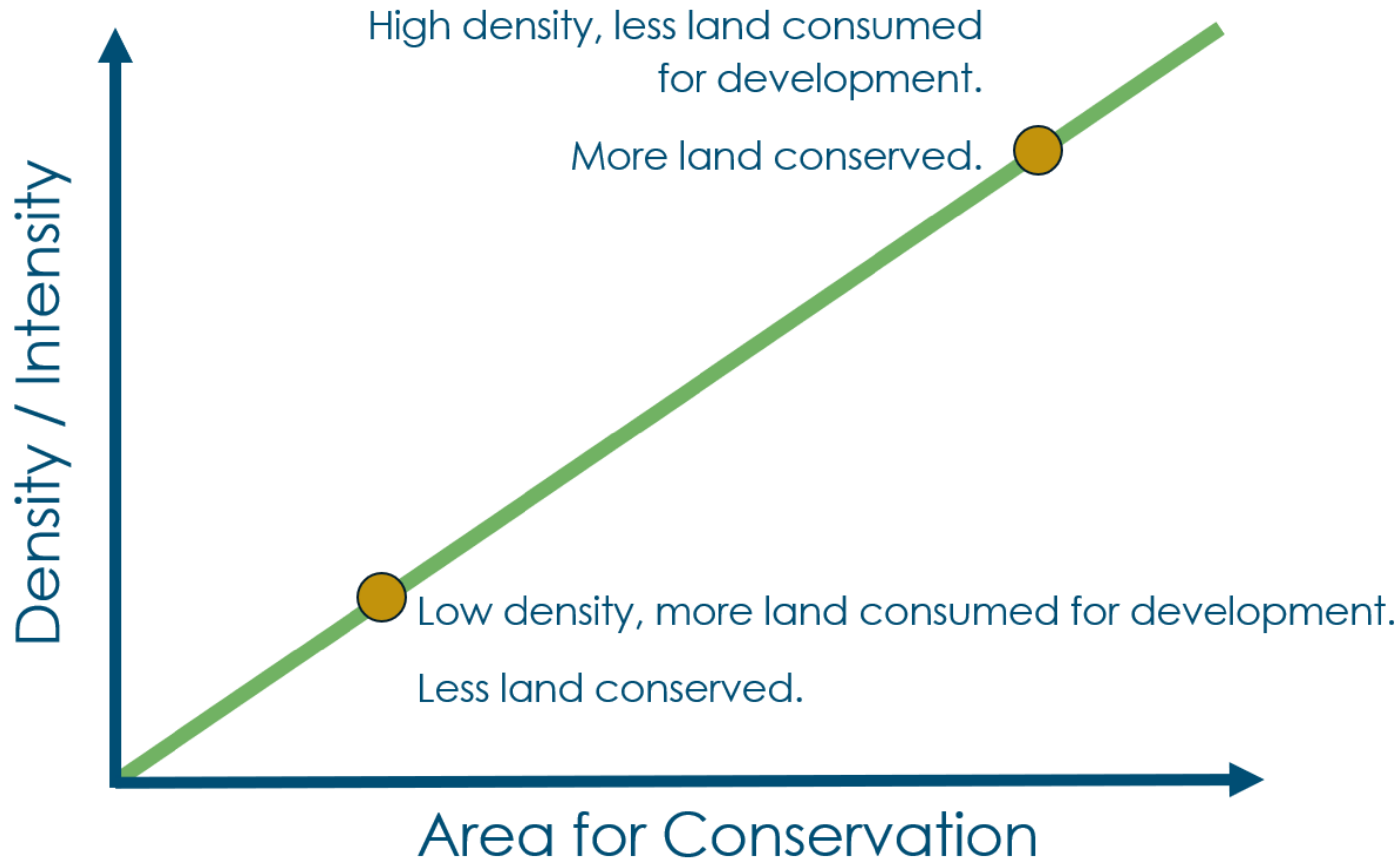
Enlarge the tree canopy and enhance natural systems by relocating vulnerable buildings out of the floodplain, restoring streambanks and natural areas, and planting native trees and other vegetation.



DID YOU KNOW?

Development vs. Conservation

A compact development footprint increases opportunities for conservation of environmental and cultural assets, reducing encroachment and development pressure.



Housing & Economic Development

Employers need to be able to promote their community's affordable and desirable housing options to attract and retain talent.

Complete Communities

Having opportunities to work, learn, shop, dine, play, and worship in the places we live contributes to a better quality of life:

Shorter commuting distances

- Less time in car, more time for other activities at our close to home
- Reduced traffic congestion due to less commuting

Greater economic stability

- Job retention and growth
- Less retail leakage to—or spending in—surrounding communities

Diversity

- Age, activity/experiences, job opportunities, etc.

Congestion & Connectivity

A connected, multi-modal network increases access to goods and services while reducing congestion on key arterial roads.

Technology

Advances in technology are rapidly changing the ways we travel, work, shop, communicate, etc.

Mixed-Use Development

Concentrating a variety of compatible uses in nodes or activity centers has many benefits, including essential services, infill and redevelopment, walkable/bikeable connections, housing choices, viable business locations. A “15-minute neighborhood” has most or all of these uses within a 15-minute walk or 15-minute bike ride from homes.



FUTURE USES

Retail Space



In urban cores, demand for real estate in 2030 will be lower than it was in 2019, approximately 9% less. Rural localities will experience slightly more demand, but the focus will still be on adaptive re-use and revitalization of existing commercial space, rather than building more. E-commerce capture rate will continue to rise from approximately 15% at present to potentially 30-40% in the next several decades. Retail space of the future will include new formats such as spaces intended for delivery, fulfillment, and logistics for a more omni-channel approach. Additionally, spaces should be more integrated with the environment, such as dining spaces that extend onto sidewalks, etc. Green spaces are the new “anchor” of commercial centers.

Office Space



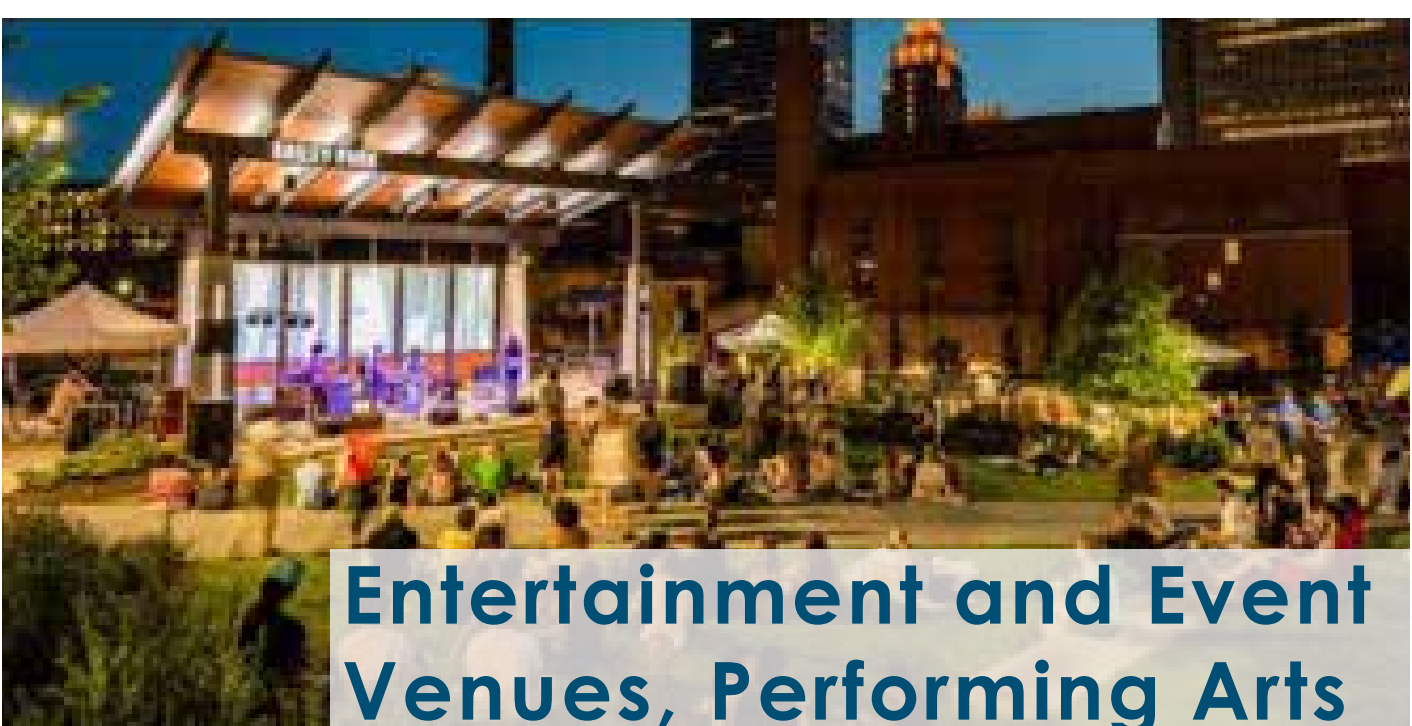
By 2030, there may be approximately 10-13% less demand for office space than pre-pandemic levels. However, the demand for Class A space will be much higher. Now that hybrid work has reduced the total amount of space that employers need, they can spend their budgets on smaller amounts of higher-quality space rather than larger amounts of lower-quality space. Additionally, high office ratios in mixed use centers present risk. The “shop where you work” trend is moving to “shop near where you live.” A blend of uses (office, residential, and commercial) is key; however flexible spaces should be prioritized. Hybrid buildings (neutral-use building) where the design, infrastructure and technology could support medical, hotel, residential, commercial, etc. is the future.

Market Projections



~2,200 New Housing Units (based on projected population growth)

Uses the Community Expects in the Future



Entertainment and Event Venues, Performing Arts



Restaurants (sit-down)



Department Stores



Housing (in various forms, including for example, duplexes)



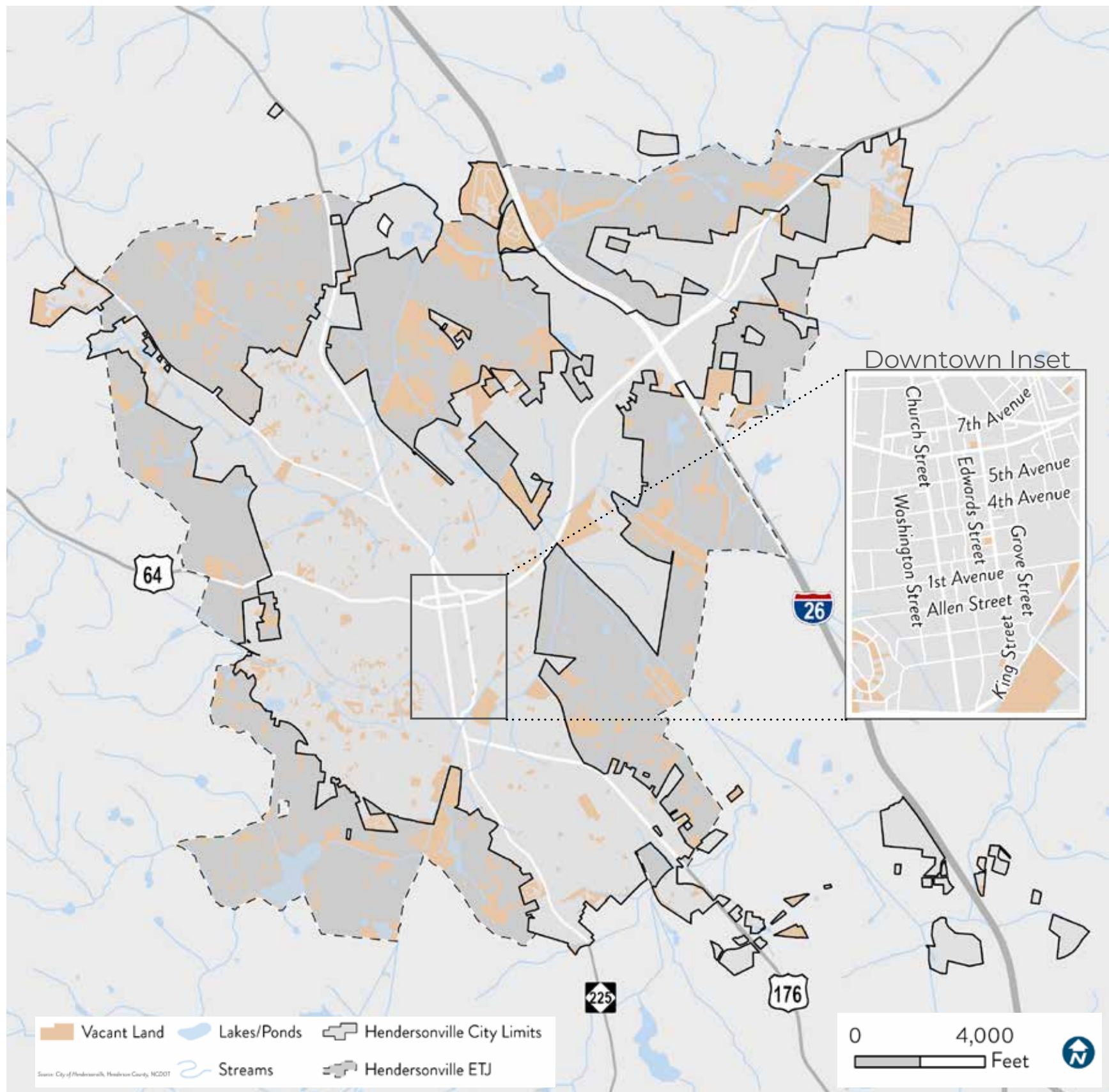
Senior Center(s)



Community Spaces: Parks, Playgrounds, Coffee Shops

KEY INFORMATION

Vacant Land

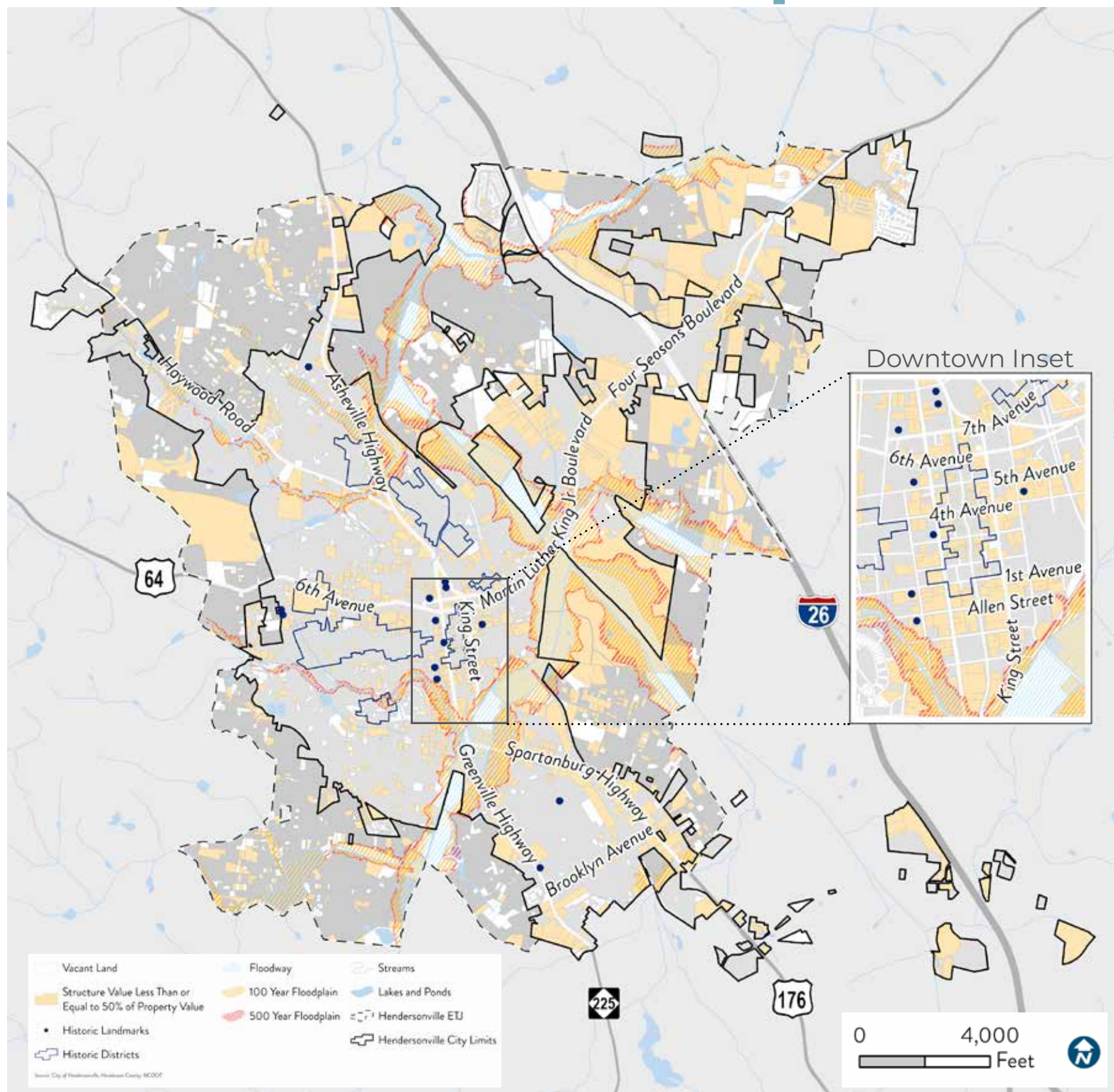


Note: Some of the "vacant" parcels are comprised of parks and other protected lands. In asking this question, we are seeking opportunities for retaining open space in the future.

The Vacant Land map offers an overview of vacant parcels within the city limits. This map helps identify opportunities for new development or open space conservation, allowing for strategic planning of residential, commercial, or recreational projects. Identifying vacant land has potential to optimize land use, promoting efficient urban development. The Vacant Land map aids in infrastructure planning, ensuring that necessary facilities align with future development plans.

Share your thoughts...

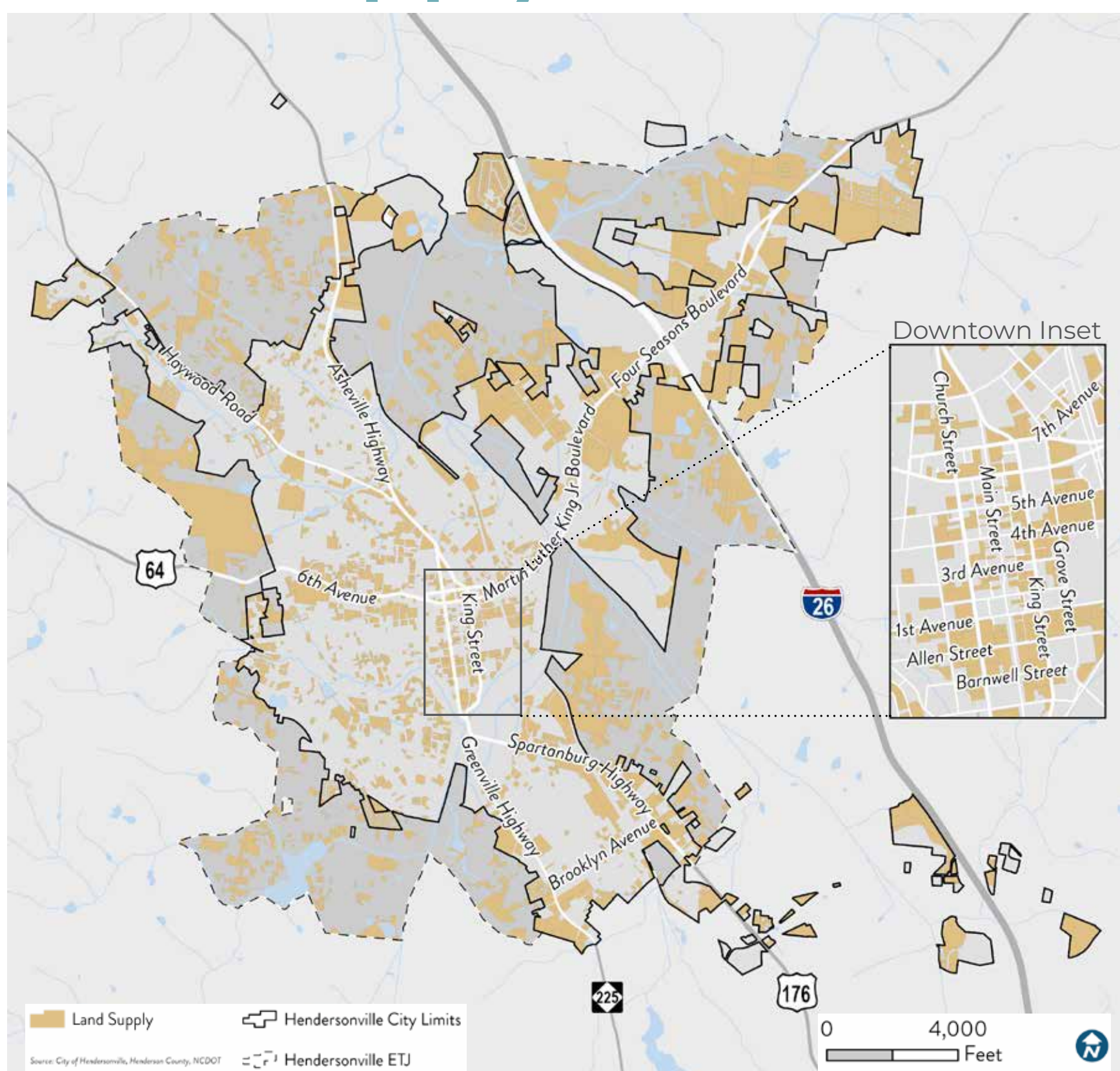
Underutilized Properties



The Underutilized Properties map provides a valuable snapshot of areas with potential for redevelopment. This tool identifies spaces where existing resources could be maximized or repurposed. By highlighting underutilized land, the map facilitates strategic planning for adaptive reuse, infill development, or revitalization projects. It supports efficient land utilization, economic growth, and creative solutions to repurpose under-performing spaces. Overall, it is a guide for optimizing urban landscapes and promoting sustainable development.

Share your thoughts...

Land Supply



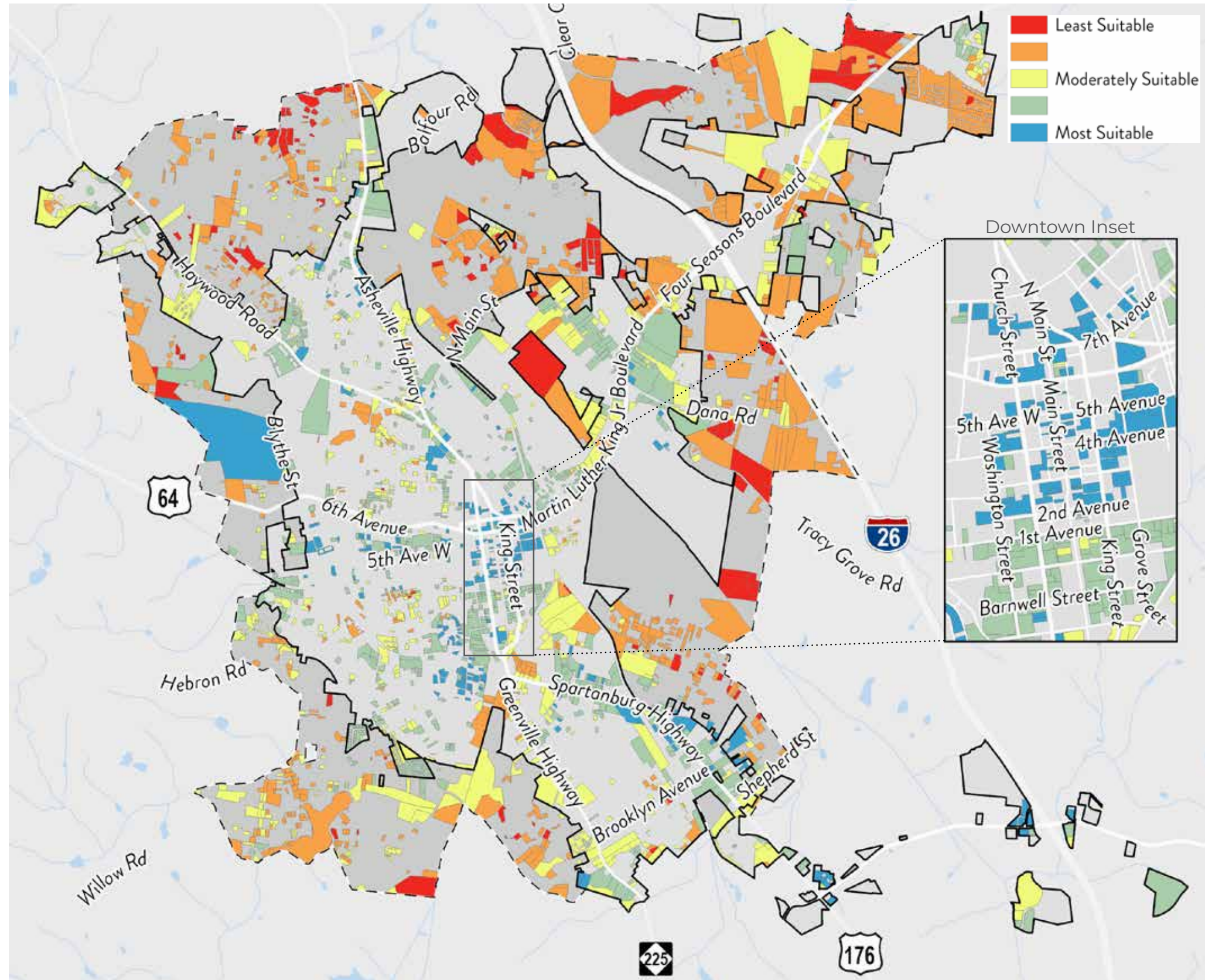
The Land Supply map serves as a tool to visually represent available land for development in a specific area. It identifies vacant or open sites for development, and considers environmental factors. Analyzing spatial patterns aids in understanding Hendersonville's growth and conservation opportunities. Ultimately, the Land Supply map guides zoning decisions, regulatory compliance, and risk assessments, contributing to informed and effective development strategies.

Share your thoughts...

SUITABILITY ANALYSES

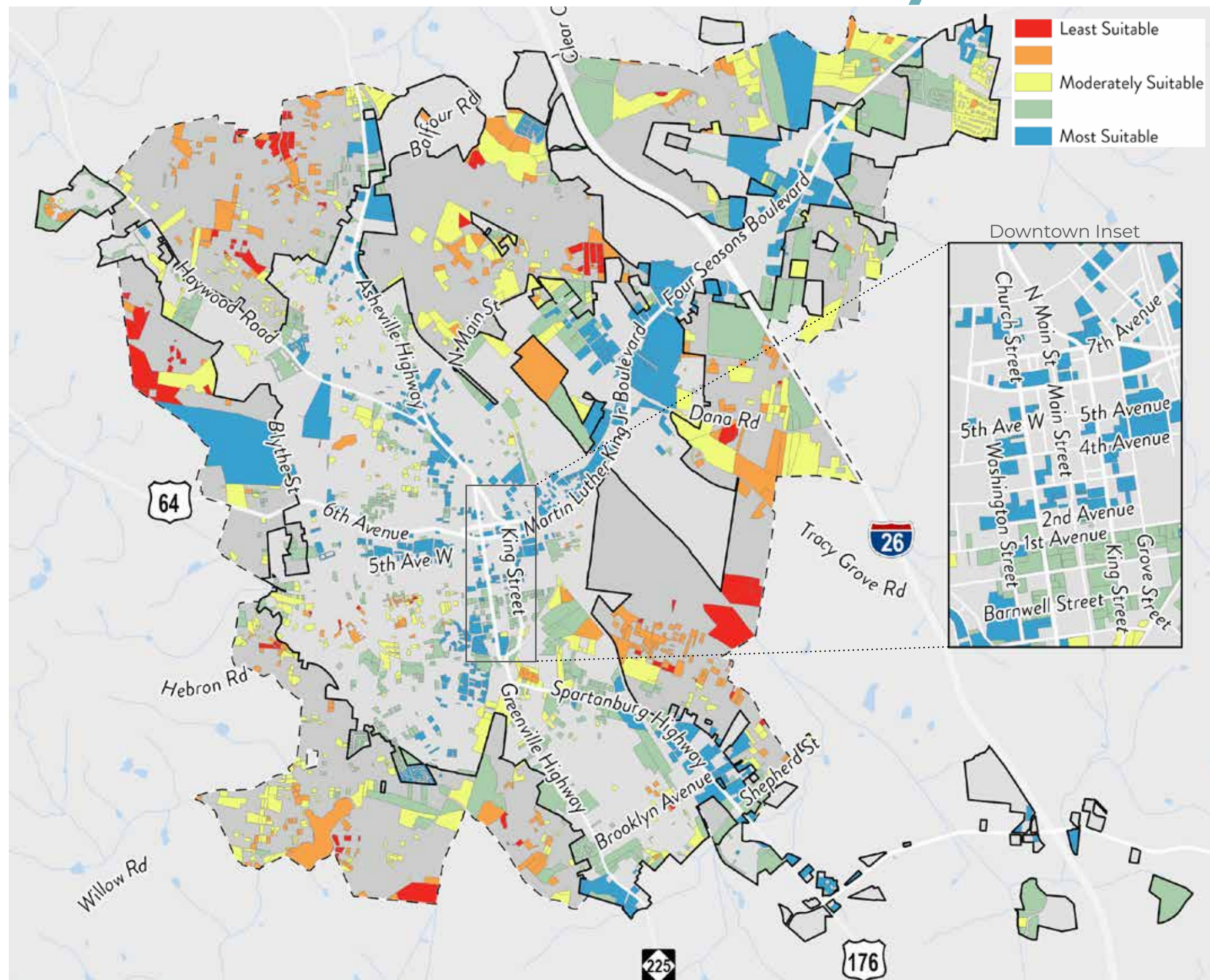
All suitability maps were produced by inputting appropriate criteria into GIS and placing a weight on each to then create a heat map of least to most suitable areas for the type of land use being analyzed.

Residential Suitability



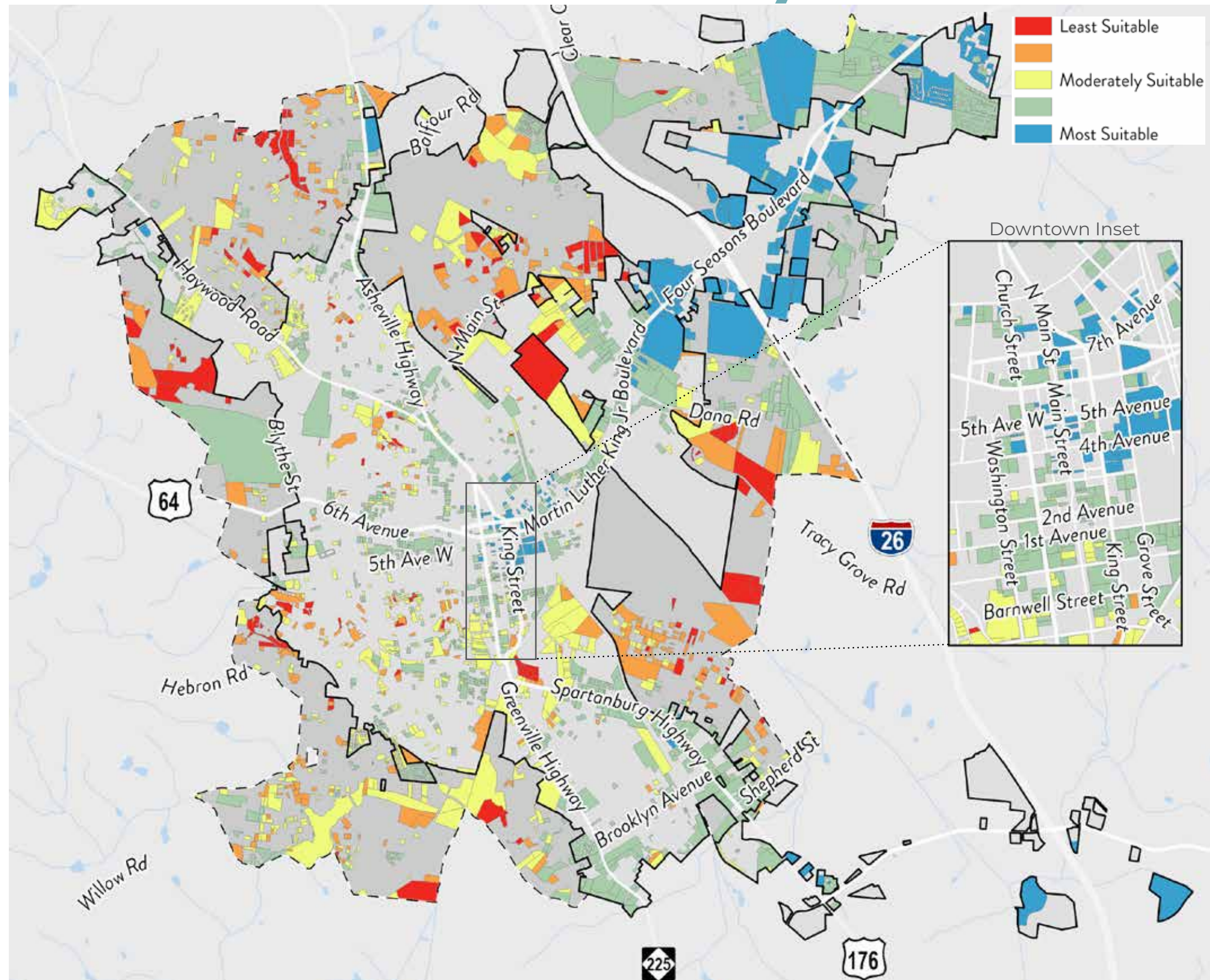
Residential Suitability Criteria	Weight	
Proximity to schools	0 - 1 mile	3
	1 - 2 miles	2
	2+ miles	1
Proximity to roads: within 1000 feet of	Local road	3
	Minor arterial or major collector	2
	Interstate or principal arterial	0
Proximity to water and sewer utilities	0 - 50 feet	3
	50 - 100 feet	2
	100+ feet	1
Proximity to existing towns	Within City Boundaries	1
	Within ETJ Boundaries	0
Environmental constraints (includes floodplains, floodways, lakes, and slopes over 20%)	Parcel is 0% constrained	4
	Parcel is 1-20% constrained	3
	20-50% constrained	2
	50+% constrained	1
Distance from historical landmarks	0 - 1 mile	0
	1 - 2 miles	1
	2+ miles	2
Parcel is already zoned for residential use	Classes: PRD-CZD, PMH, RCT, UR, R-6, R-6SU, R-10, R-15, R-20, R-40	1
	Non-residential zoning classes	0
Parcel's current land use is residential	Residential (low, medium, and high density)	1
	Non-residential land use	0
Proximity to Industrial current land use	0 - 0.5 miles	0
	0.5 - 1 mile	1
	1+ miles	2
Proximity to agricultural districts	0 - 0.5 miles	0
	0.5+ miles	1

Commercial Suitability



Commercial Suitability Criteria	Weight	
Proximity to roads: within 1000 feet of	Local road	1
	Minor arterial, principal arterial or major collector	3
	Interstate	1
Proximity to water and sewer utilities	0 - 50 feet	3
	50 - 100 feet	2
	100+ feet	1
Proximity to existing towns	Within City Boundaries	1
	Within ETJ Boundaries	0
Environmental constraints (includes floodplains, floodways, lakes, and slopes over 20%)	Parcel is 0% constrained	4
	Parcel is 1-20% constrained	3
	20-50% constrained	2
	50+% constrained	1
Distance from historical landmarks	0 - 0.5 mile	0
	0.5 - 1 mile	1
	1+ miles	2
Parcel is already zoned for commercial uses	Classes: PCD, PCD-SU, HMU, GHMU, GHMU-SU, CMU, CMUSU, CHMU, CHMUSU, C-1, C-1SU, C-2, C-2SU, C-3, C-3SU, C-4	1
	Non-commercial zoning classes	0
Parcel's current land use is commercial	Commercial, Mixed Use	1
Proximity to agricultural districts	0 - 0.5 miles	0
	0.5+ miles	1
Proximity to parcels where current land use is commercial	0 - 0.5	2
	0.5+ miles	0
Proximity to parcels zoned for residential use (within 0.5 miles?)	Classes: PRD-CZD, PMH, RCT, UR, R-6, R-6SU, R-10, R-15, R-20, R-40	1
	Non-residential uses	0
Proximity to major intersections: within 150 feet of	Interstate interchange	Not included
	Principal arterial intersection	2
	Minor arterial and major collector intersections	1

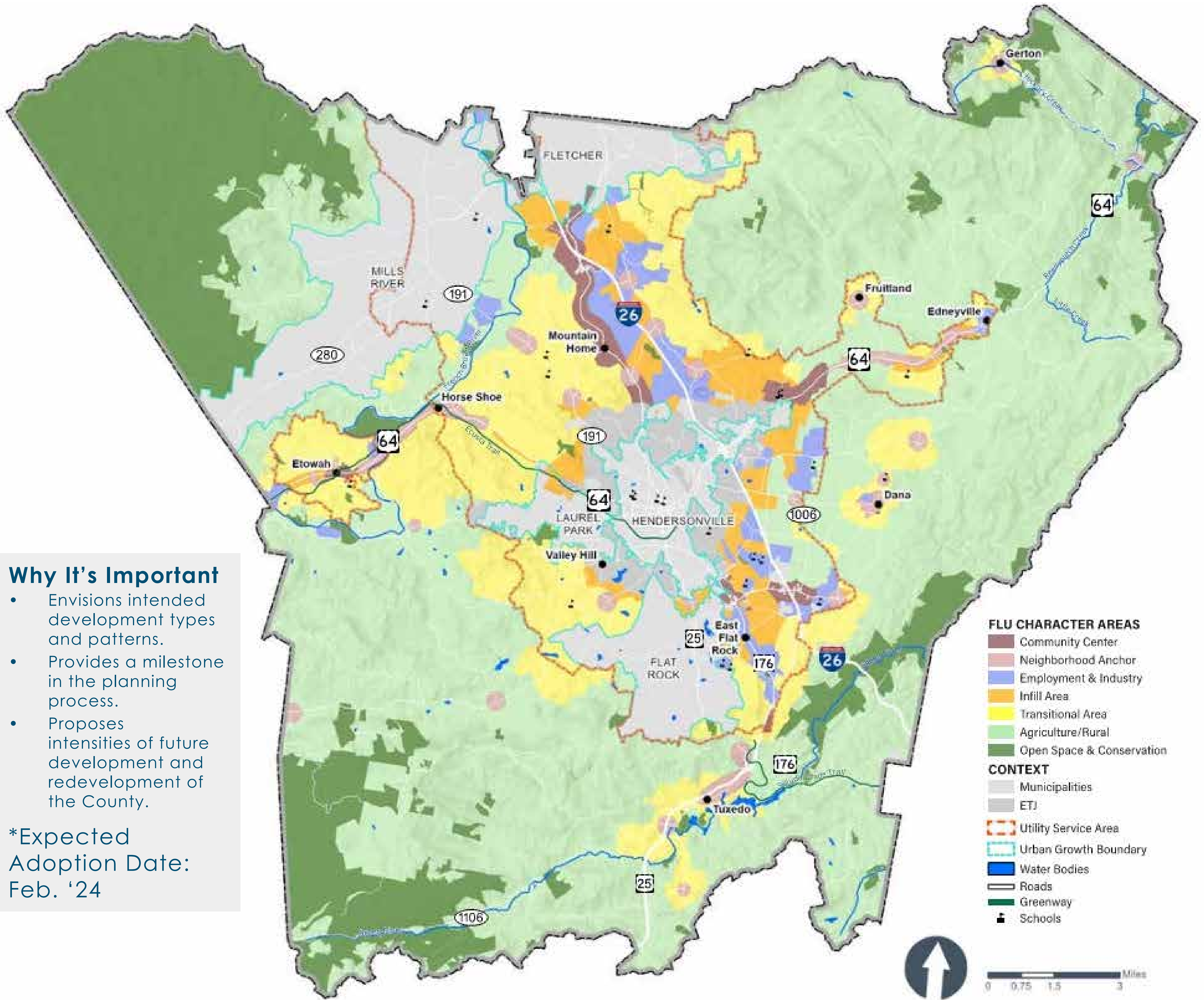
Industrial Suitability



Industrial Suitability Criteria	Weights	
Parcel Size	50+ Acres	1
	Less than 50 Acres	0
Proximity to roads: within 1000 feet of	Local road	0
	Minor arterial or major collector	1
	Principal arterial	2
Proximity to water and sewer utilities	0 - 50 ft	3
	50 - 100 ft	2
	100+ ft	1
Proximity to existing towns	Within City Boundaries	1
	Within ETJ Boundaries	0
Environmental Constraints	Parcel is 0% constrained	4
	1 - 20% constrained	3
	20 - 50% constrained	2
	50+% constrained	1
Distance from historical landmarks and districts	0 - 1 mile	1
	1 - 2 miles	2
	2+ miles	3
Distance from schools	0 - 1 mile	1
	1 - 2 miles	2
	2+ miles	3
Close to interstate interchanges	Within 0.5 miles	3
	Outside of 0.5 miles	0
Close to active freight rail	Within 0.25 miles	1
	Outside of 0.25 miles	0
Parcel is zoned for industrial uses	Classes: I-1, PMD	1
	Non-industrial classes	0
Parcel is already industrial land use	Industrial	1
	Non-industrial uses	0
Proximity to parcels zoned for residential neighborhood use (within 0.5 miles)	Classes: PRD-CZD, RCT, UR, R-10, R-6, R-6SU, R-40, R-15, R-20	1
	Non-residential neighborhood zoning	1
Proximity to agricultural districts	0 - 0.5 miles	0
	0.5+ miles	1
	Flat terrain	0
Flat terrain	Parcel's area is less than 30% flat slopes (0 - 10%)	0
	Parcel's area is 30-50% flat slopes (0 - 10%)	1
	Parcel's area is 50-70% flat slopes (0 - 10%)	2
	Parcel's area is greater than 70% flat slopes (0 - 10%)	3
	Parcel's area is less than 30% steep slopes (Over 15%)	0
	Parcel's area is 30-50% steep slopes (Over 15%)	1
Parcel's area is 50-70% steep slopes (Over 15%)	2	
Parcel's area is greater than 70% steep slopes (Over 15%)	3	

COUNTY'S FUTURE LAND USE

Draft Henderson County Future Land Use Map



Why It's Important

- Envisions intended development types and patterns.
- Provides a milestone in the planning process.
- Proposes intensities of future development and redevelopment of the County.

*Expected Adoption Date: Feb. '24

Defining Highlights

- Directs future residential development toward areas with existing infrastructure and utilities.
- Encourages commercial, mixed-use, and economic development in key locations and corridors.
- Recommends reduced density in strategic agricultural production areas.
- Guides development away from natural resources, sensitive habitats, and conservation areas.

Defining Character Areas

- Infill Areas are residentially focused regions with diverse housing types located within subdivisions and planned developments near existing municipalities.
- Neighborhood Anchors are small clusters of commercial, residential, and civic facilities in rural areas, centered around structural anchors such as schools, churches, or crossroads, often found at intersections of State Roads or thoroughfares.
- Community Centers are larger commercial hubs serving wider geographic areas than Neighborhood Anchors. They are typically situated at intersections of State Roads or thoroughfares, near residential developments that can be served by the commercial facilities.

OPEN SPACE - CHARACTER AREAS

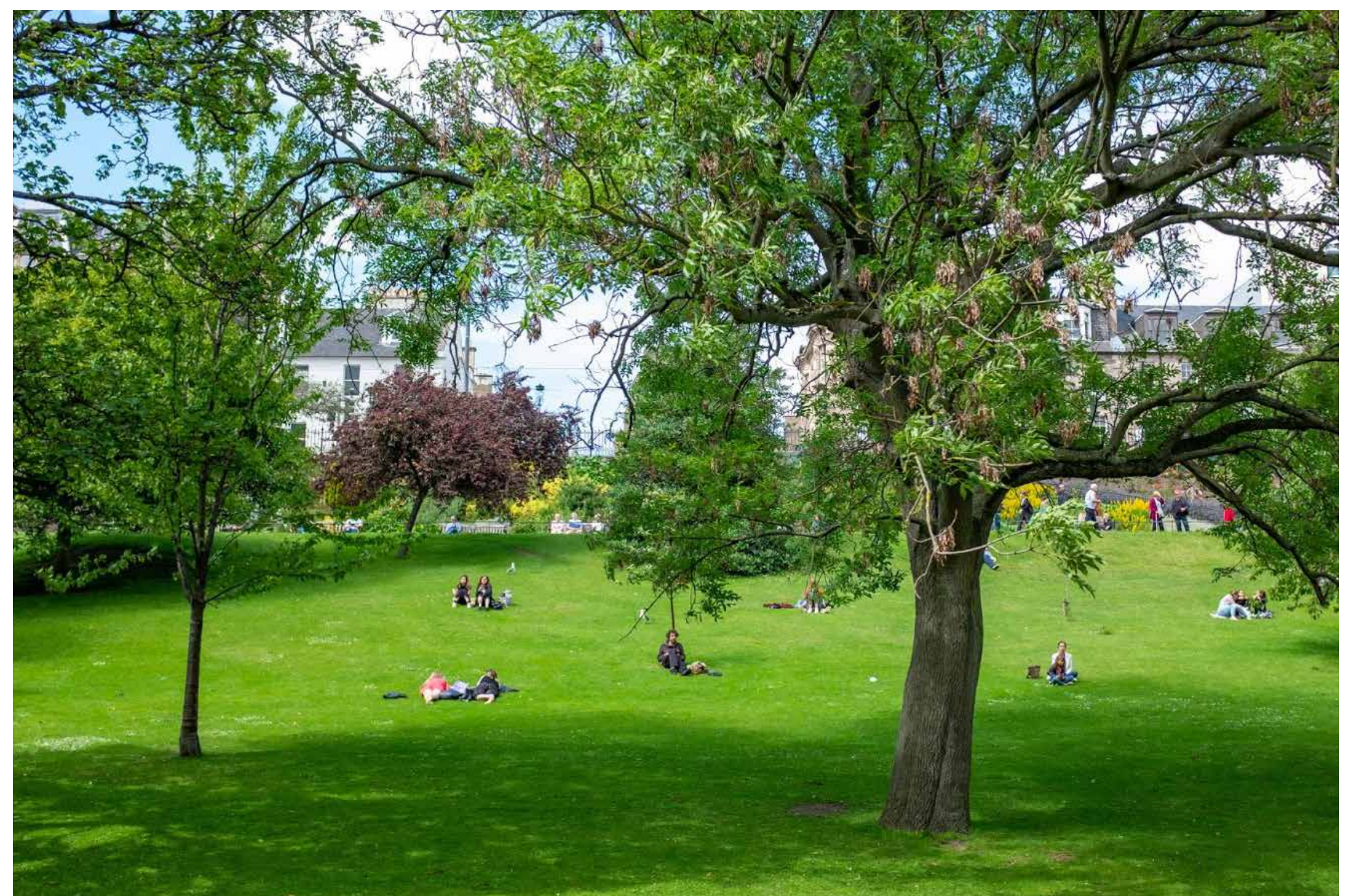
OPEN SPACE - CONSERVATION (OS-C)

Conservation areas are natural and are either protected through public or private ownership (such as conservation easements) or through State or Federal regulations. They consist primarily of floodways and floodplains as well as protected lands (conservation easements) and historically or culturally significant areas/properties. Though some development can be supported in these areas, most uses are associated with access to protected open space (i.e., nature preserves), agriculture, historic/cultural sites, and natural resource management.



OPEN SPACE - RECREATION (OS-R)

Recreation areas are typically publicly-maintained facilities (i.e., parks) improved for a variety of uses including ballfields, golf courses, gardens, arboretums, etc. Various types of active recreation spaces are also suitable uses in other character areas, this character area delineates the locations of large open space areas with public access.



LIVING - CHARACTER AREAS

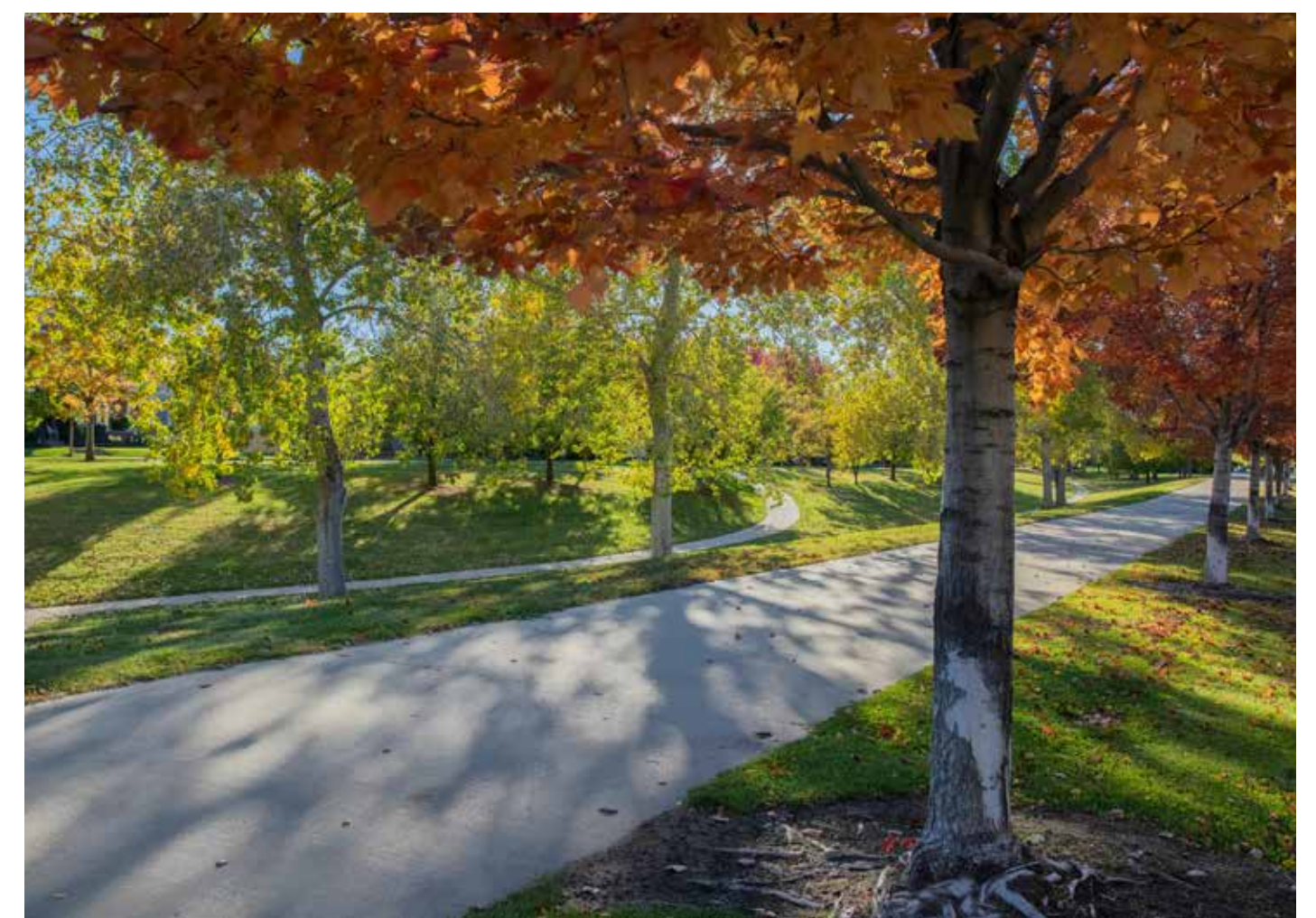
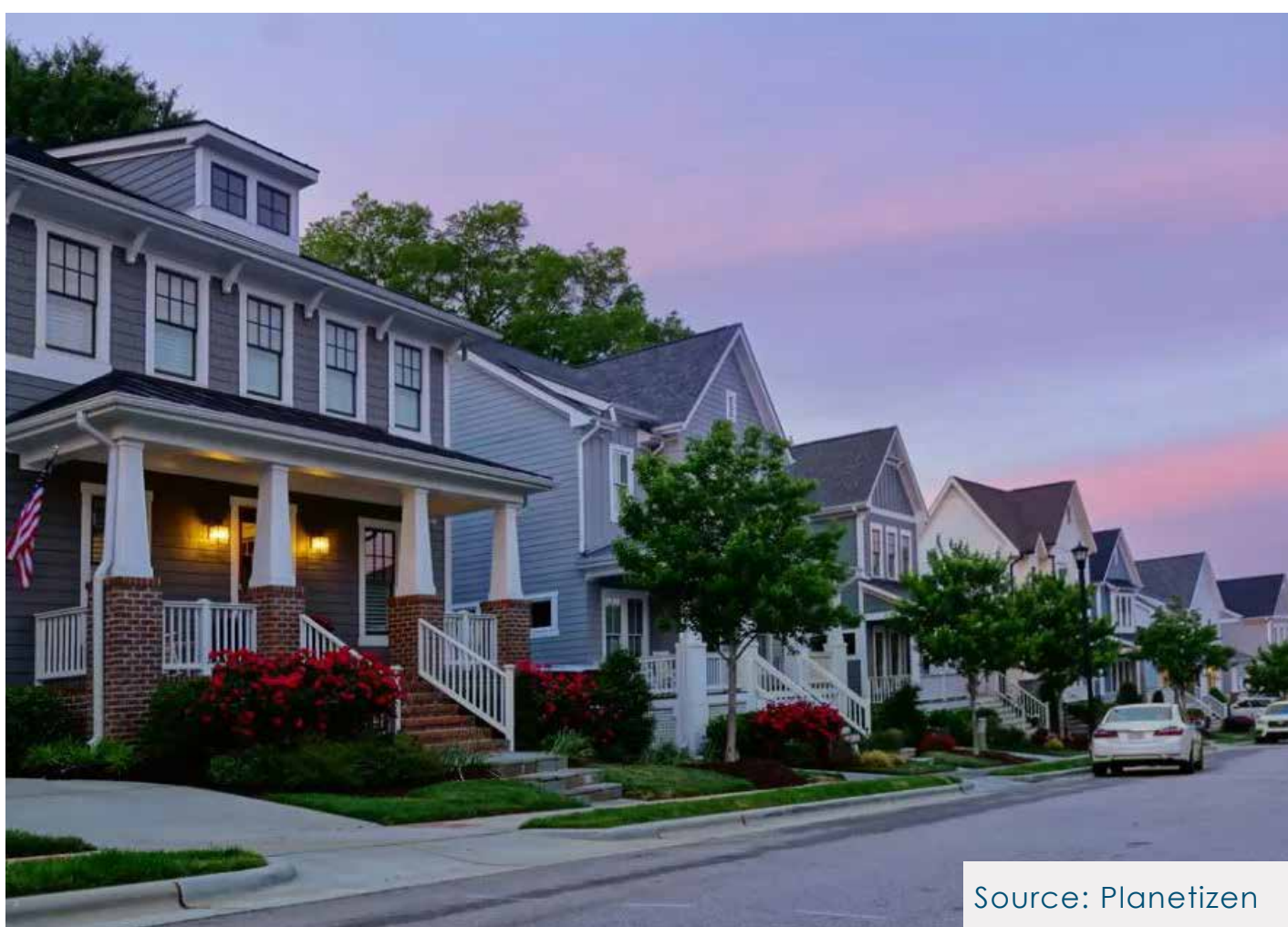
RURAL RESIDENTIAL LIVING (RR)

Rural Residential Living areas are characterized by low-density residential development. They are comprised of single-family detached homes on a lot size of one acre or greater. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be a preferred approach to residential development, especially if higher gross densities can be achieved. Golf course communities are also found in these character areas.



FAMILY/NEIGHBORHOOD LIVING (FNL)

Family/Neighborhood Living areas are characterized by moderate-density residential development. They are comprised of single-family detached homes on lots averaging 1/4 acre in size. Improved open spaces in the form of pocket and neighborhood parks are interspersed, and greenway trails within are located to connect such parks as well as provide links to trails and walkways in neighboring development. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be a preferred approach to residential development, especially if higher gross densities can be achieved. Golf course communities are also found in these character areas.



MULTI-GENERATIONAL LIVING (MGL)

Multi-Generational Living areas are characterized by mixed residential development. They are comprised of a variety of homes, mixing detached and attached (e.g., townhomes and duplexes) units with a lesser amount of multi-family units. The combination of housing types are intended to create intergenerational neighborhoods (mix of age groups/life stages). Improved open spaces in the form of greens, pocket parks, and neighborhood parks are interspersed. Greenway trails within are located to connect parks as well as provide links to trails and walkways in neighboring development.



ACTIVITIES - CHARACTER AREAS

DOWNTOWN (DT)

Downtown is the heart of the community and center of civic activities. In addition to governmental uses, it includes a mix of retail, restaurant, service, office, and civic uses. A variety of residential housing types complement the nonresidential uses and ensure a vibrant center with a 24/7 population. Open space is integrated in the form of plazas, formal greens, trail connections, and signature parks.



MIXED USE - COMMERCIAL (MX-C)

Mixed Use Commercial areas are intended to be centers of activity that include a mix of retail, restaurant, service, office, and civic uses in addition to a variety of residential housing types. The mix of uses can be horizontal as well as vertical where a change in use can occur between floors of the same



NEIGHBORHOOD CENTER (NC)

Small centers (typically up to 100,000 sf of nonresidential space) with local-serving uses may be located within walking distance of and complement surrounding residential uses. Typical uses include grocery and drug stores, coffee shops, dry cleaners, branch banks, and restaurants.



SUBURBAN COMMERCIAL CENTER (SC)

Suburban Commercial Center is applied in land use options to acknowledge suburban commercial sites that are likely to stay in the future and should be a focus of future building and site enhancements. It is not a recommended character area.



EMPLOYMENT - CHARACTER AREAS

MIXED USE - EMPLOYMENT (MX-E)

Employment centers contain a mix of uses including office, light industrial, and institutional. These areas offer traditional workspace and can be supplemented by unconventional, collaborative workspace where innovation and education can be fostered. Incorporating some retail, recreational, and residential uses to create a live, work, and play environment is supported.



INSTITUTIONAL (INST)

Typically devoted to education (e.g., college campuses) and healthcare (e.g., hospitals, medical centers), institutional campuses may include supporting restaurants, retail and office space, and multi-family residential units. They are organized around a system of green spaces linked by a highly connected network of pedestrian paths. Parking is clustered and vehicular access is minimized.



INNOVATION (INV)

Innovation areas generally accommodate light manufacturing, maker spaces, creative office space, and supporting warehousing. Some commercial uses are integrated to serve the daytime population and those living nearby. They can be linked to adjacent development with adherence to compatibility standards.



PRODUCTION (PRO)

Production areas generally accommodate manufacturing and production uses, including heavy manufacturing, assembly operations, water and sewer treatment plants, major power plants, landfills, and supporting uses, such as light manufacturing, warehousing, distribution, and office uses.



GROWTH OPTIONS

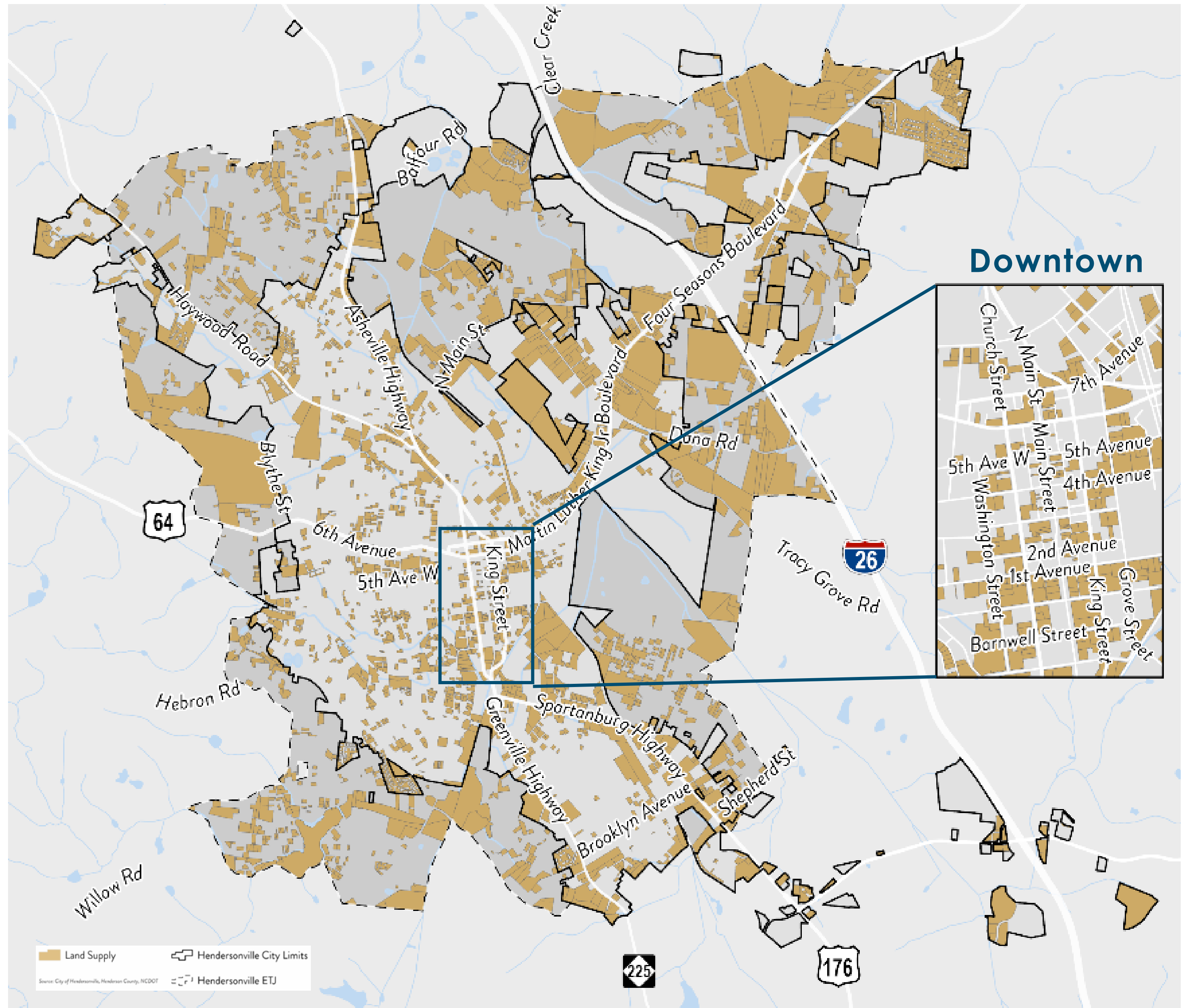
Land Supply

The Land Supply map serves as a tool to visually represent available land for development in a specific area. The combination of undeveloped (vacant) or underdeveloped land is the “land supply.” It is comprised of these two areas, which combined encompass 3,951 acres.

So What?

The study area is comprised of 9,384 acres. The city limits is 4,897 acres, and the ETJ is 4487 acres.

520 - 640 acres of land are needed for new housing if 2,200 units are needed, residential density of the city (3.5 DUA) stays the same, the household size is between 1.91 (City) and 2.33 (County).

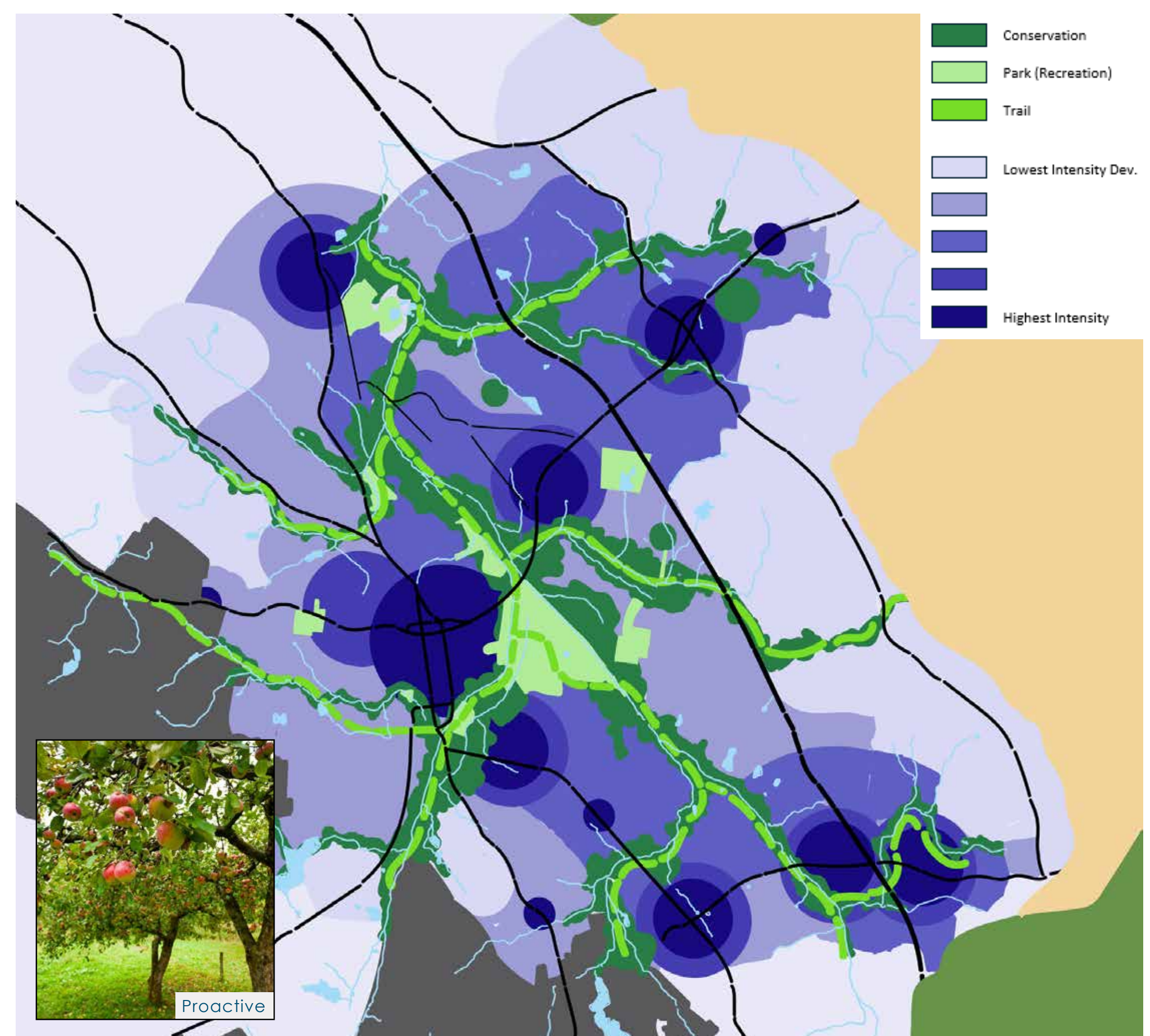
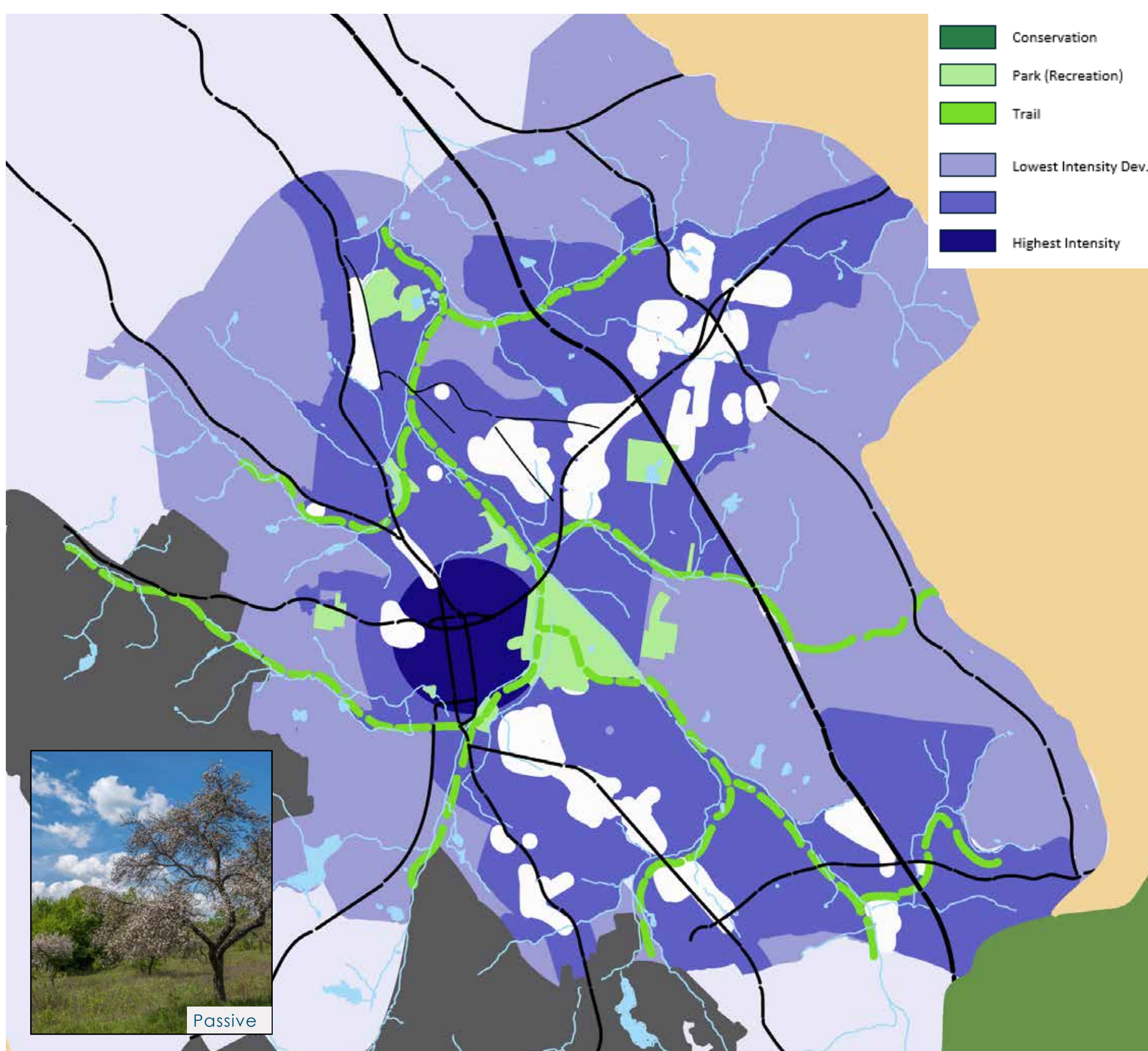


Trend

The current trend is expansive urban development across all areas of the Urban Service Area. Like old field succession in a former apple orchard, this approach is often characterized by uncontrolled growth, declining vigor, lower productivity, diminished value, and eventual decline. The result could produce outcomes that do not align with the community’s vision and values for Hendersonville.

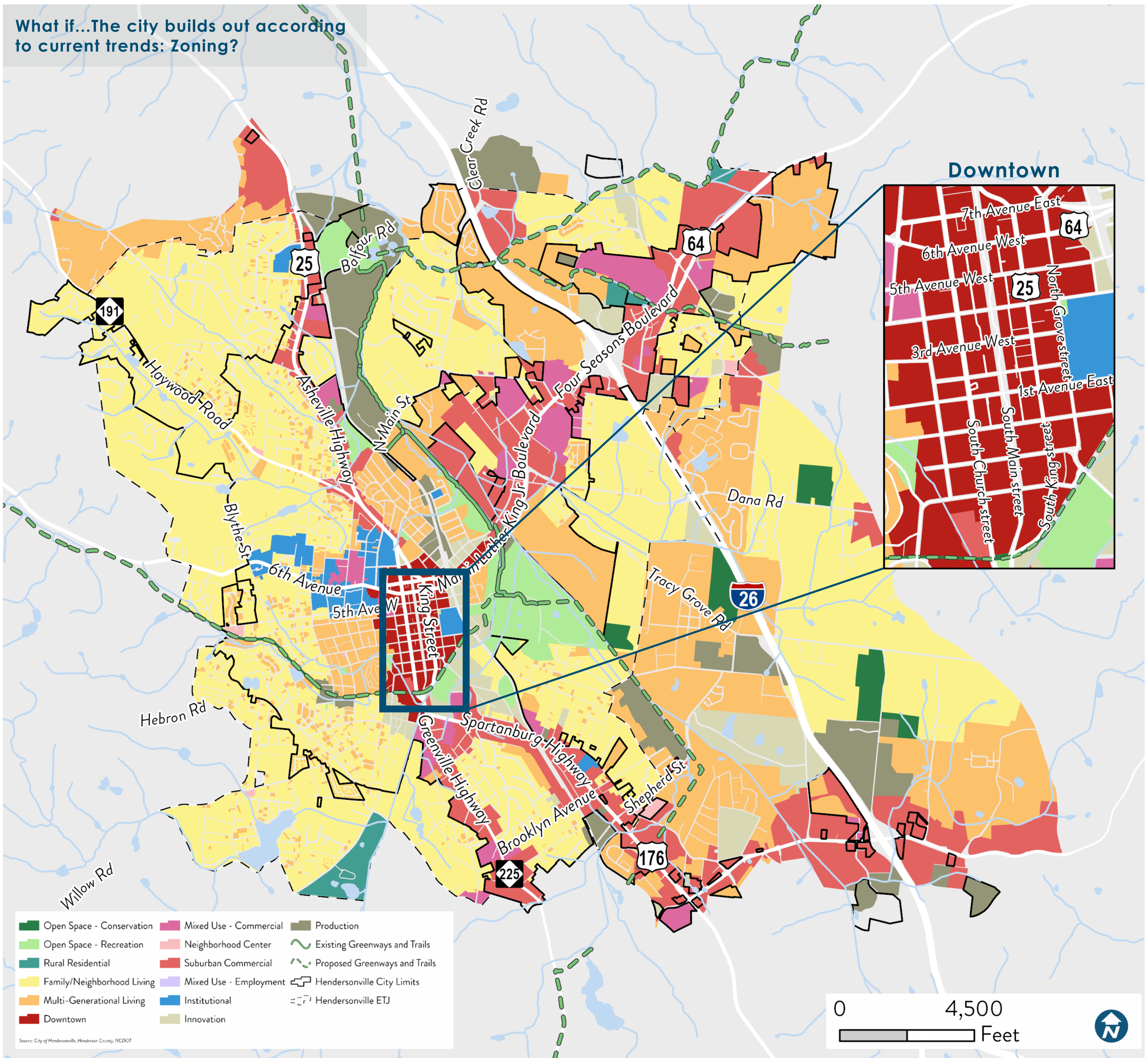
Alternative

An alternative approach involves focusing growth and development within the existing development footprint, with an emphasis on redevelopment, infill, and adaptive reuse of structures. This proactive strategy, akin to selective pruning in an orchard, involves the removal of blight and the reduction of competition, particularly in greenfield areas, fostering a healthier and more sustainable urban environment.



SCENARIO A1

What if...The city builds out according to current trends: Zoning?



Defining Features

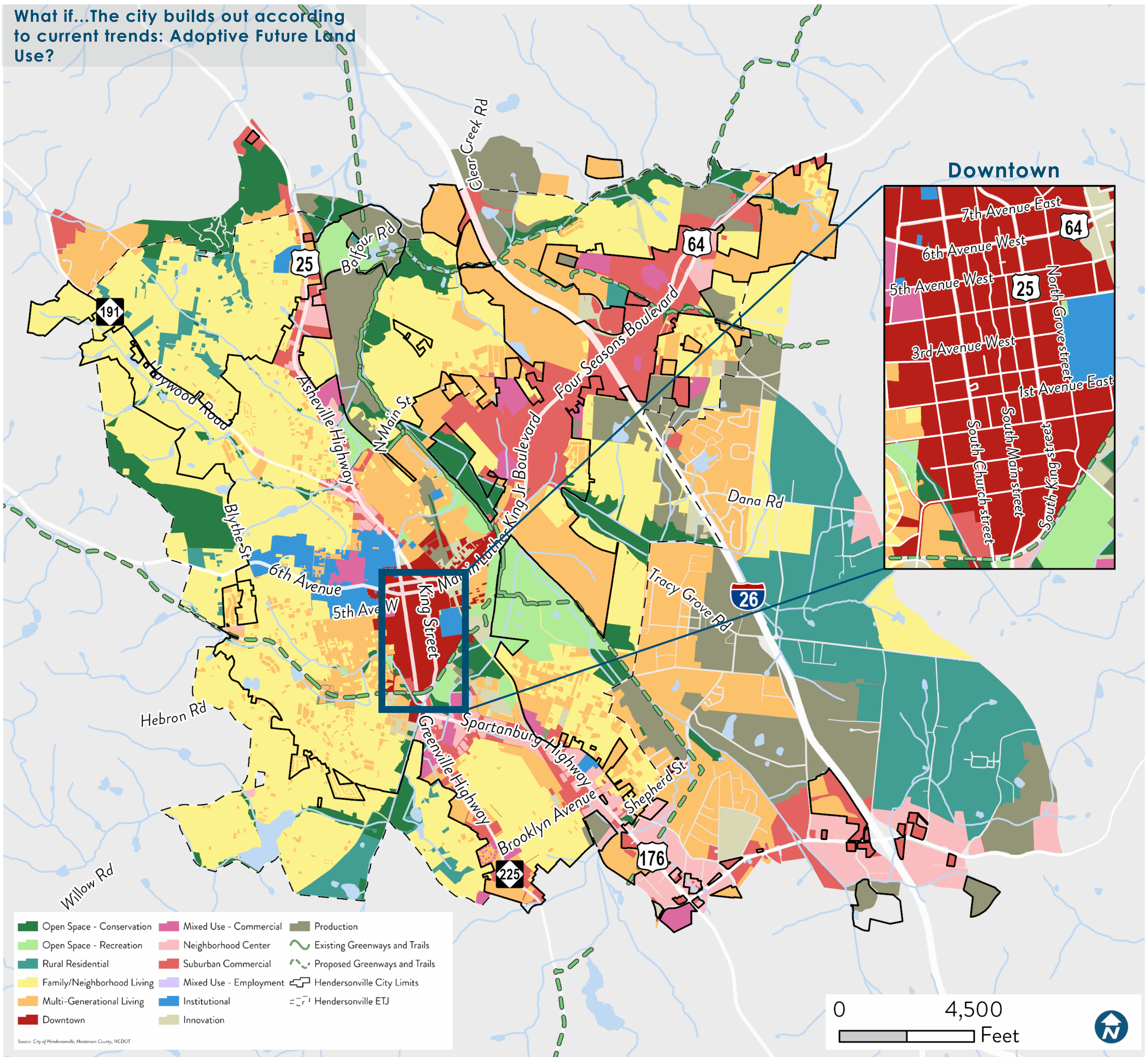
1. Accommodates future single-family housing development within the city limits and planning area.
2. Respects the scale and character of existing neighborhoods.
3. Assumes a broad expansion of infrastructure and services to, over time, support the transition of land within the city limits for low- to moderate-density development.
4. Recognizes private open space as the preferred way to maintain green space within the community.

Zoning versus Future Land Use

Land use plans are policy guides. They do not have the force of law. Plans establish a vision for the future that is reflective of community expectations. The “vision” is represented by a land use map that shows the future development pattern. One of the implementation tools is the zoning ordinance, which does have the force of law. Zoning puts into place the rules to be followed as property is developed or redeveloped. Such rules should be consistent with the intent of the adopted plan. The official zoning map depicts the zoning districts to delineate the areas where the rules apply.

SCENARIO A2

What if...The city builds out according to current trends: Adoptive Future Land Use?

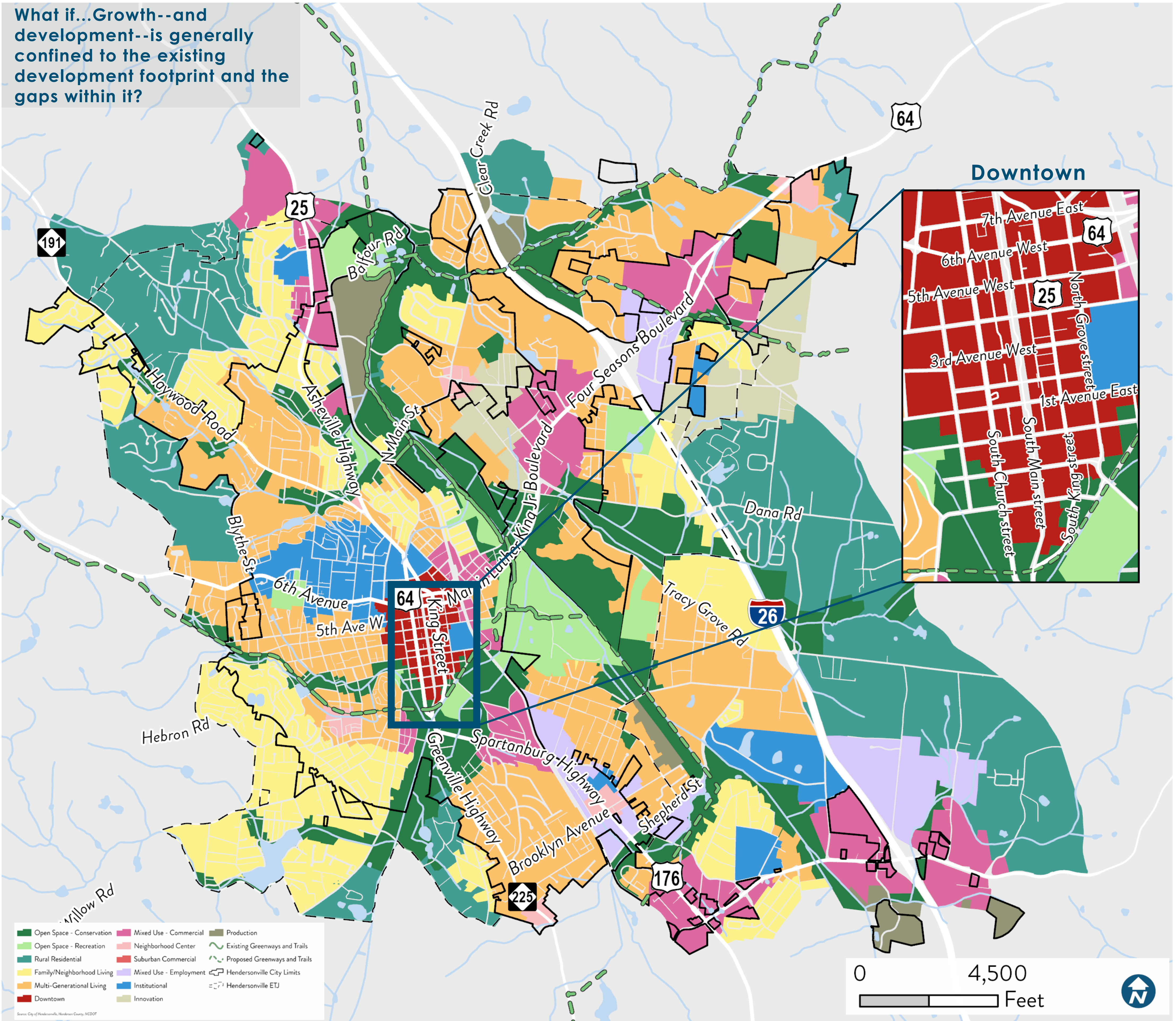


Defining Features

1. Conserves natural areas, particularly undeveloped sections of the floodplain.
2. Encourages infill in areas where infrastructure can support it.
3. Directs commercial uses to existing commercial nodes, notably at highway interchanges and adjacent properties along major roads.
4. Expands opportunities for additional employment locations, designating parcels along I-26 as Business Center.
5. Encourages improvements to the transportation network to include bike and ped facilities.
6. Suggests an expansion of development and municipal services into areas east of the city.
7. Envisions the retention of agricultural activities in the Urban Service Area.
8. Respects the scale and character of existing neighborhoods.
9. Protects the historic and cultural assets and elevates them in their contexts.
10. Avoids areas with development constraints to minimize damage to public and private investments.

SCENARIO B

What if...Growth--and development--is generally confined to the existing development footprint and the gaps within it?



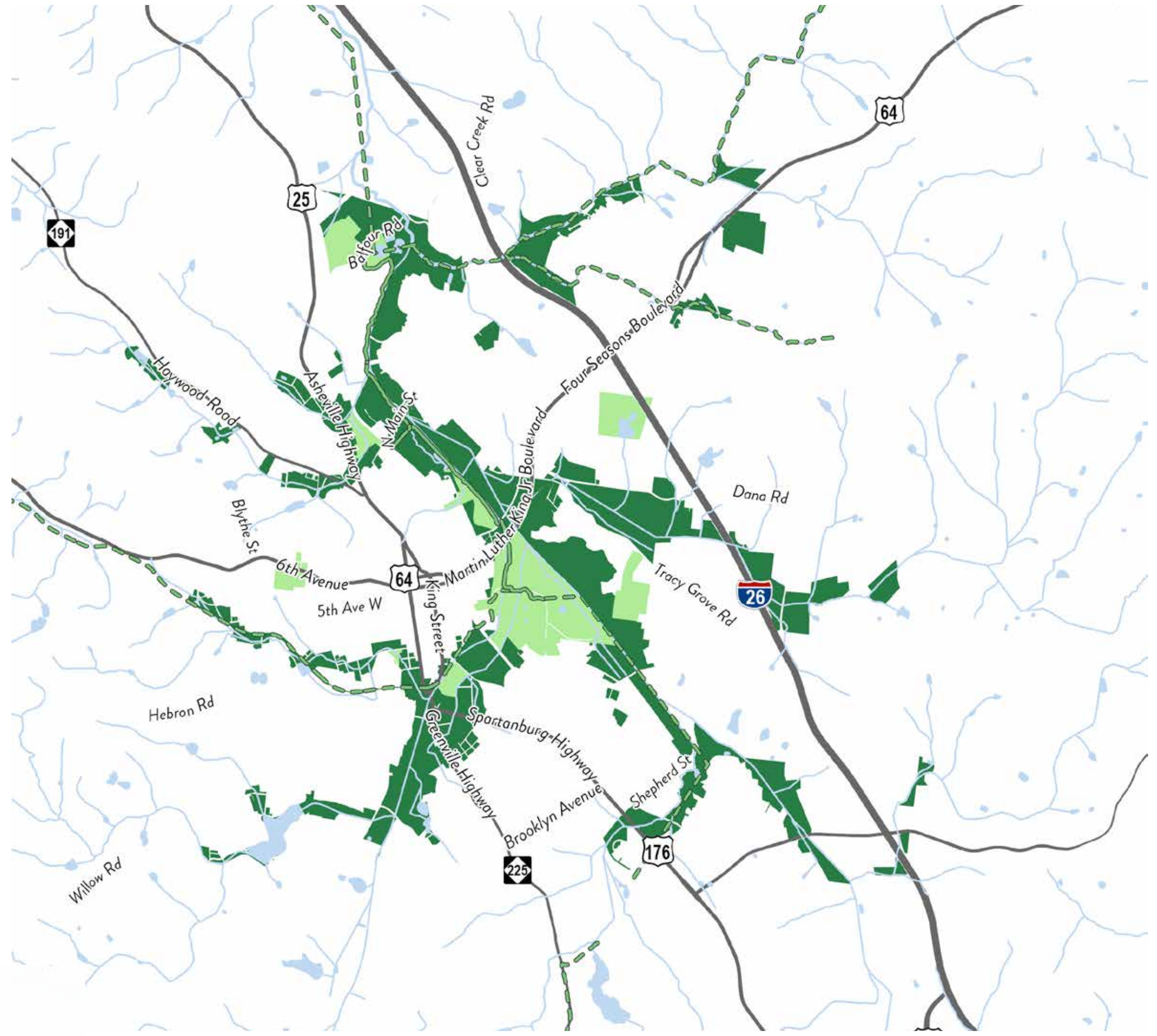
Defining Features

1. Conserves the broad green "spine" and enhances it to be utilized for multiple purposes: natural resource protection, recreation, transportation, etc.
2. Facilitates the integration of a wide range of housing types in areas where infrastructure can support it.
3. Strengthens the viability of commercial uses by concentrating, integrating—or locating near—housing units.
4. Creates opportunities to reimagine aging employment into "creative hubs" while expanding viable industrial locations.
5. Promotes connectivity via safe bike and ped facilities, mainly in mixed-use nodes.
6. Emphasizes a compact development form for the efficient delivery of infrastructure and services.
7. Allows increased development rights per acre to boost value and ease the impact of escalating land costs on affordability.
8. Maximizes existing sites through redevelopment, which in turn can limit the future development footprint while preserving the relatively undeveloped areas.
9. Respects the scale and character of existing neighborhoods.
10. Protects the historic and cultural assets, and elevates them in their contexts.
11. Avoids areas with development constraints to minimize damage to public and private investments.

SCENARIO B DEFINING FEATURES

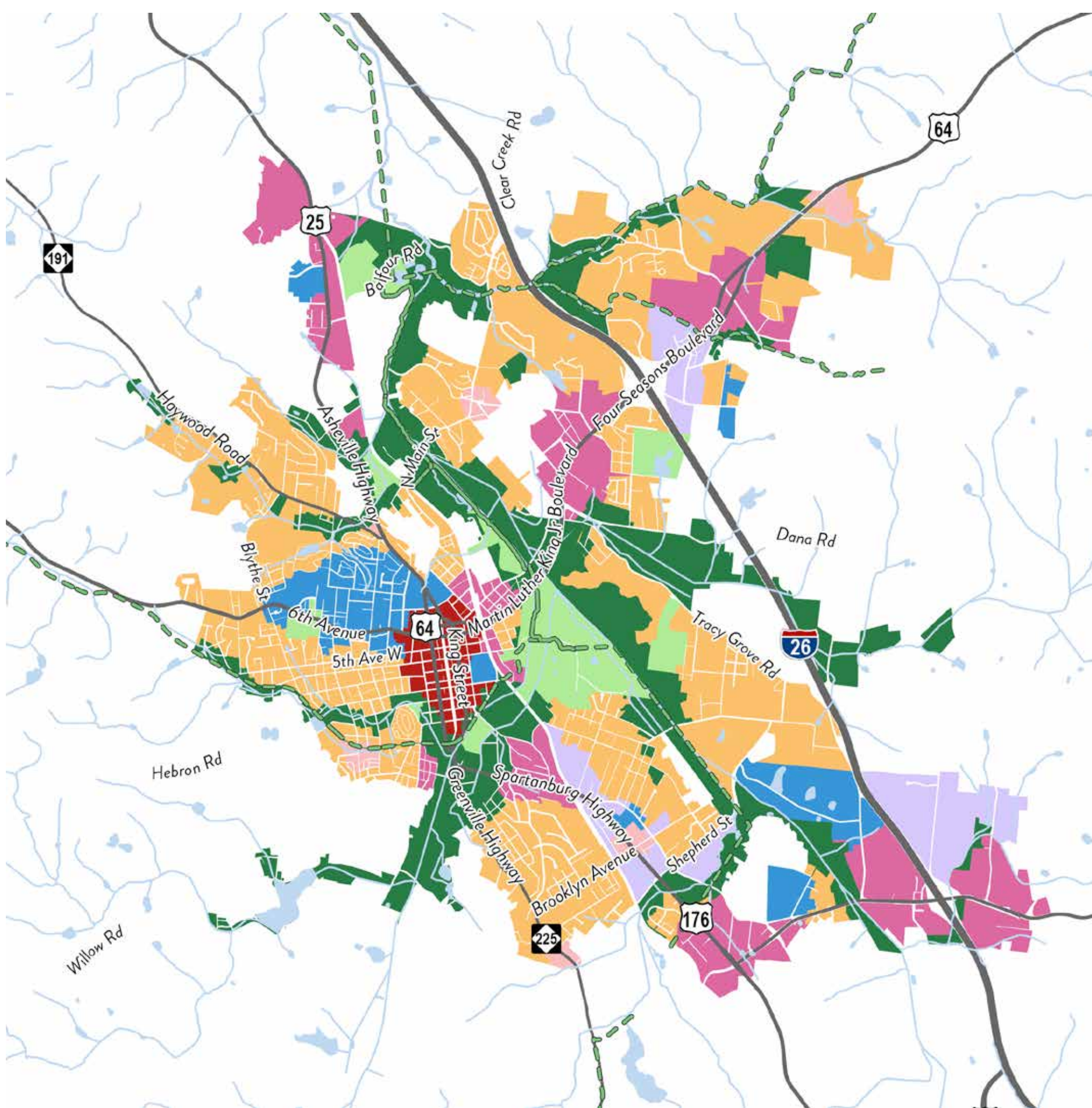
Conservation and Enhancements

Scenario B promotes the conservation and enhancement of the broad green “spine,” transforming it into a versatile space for various purposes. This approach seeks to enhance and preserve the natural resources within the area, and aims to optimize its utility for recreation, transportation, and other multifaceted uses. By carefully managing and improving this green spine, Scenario B integrates ecological conservation with practical functionalities, contributing to a sustainable and resilient environment.



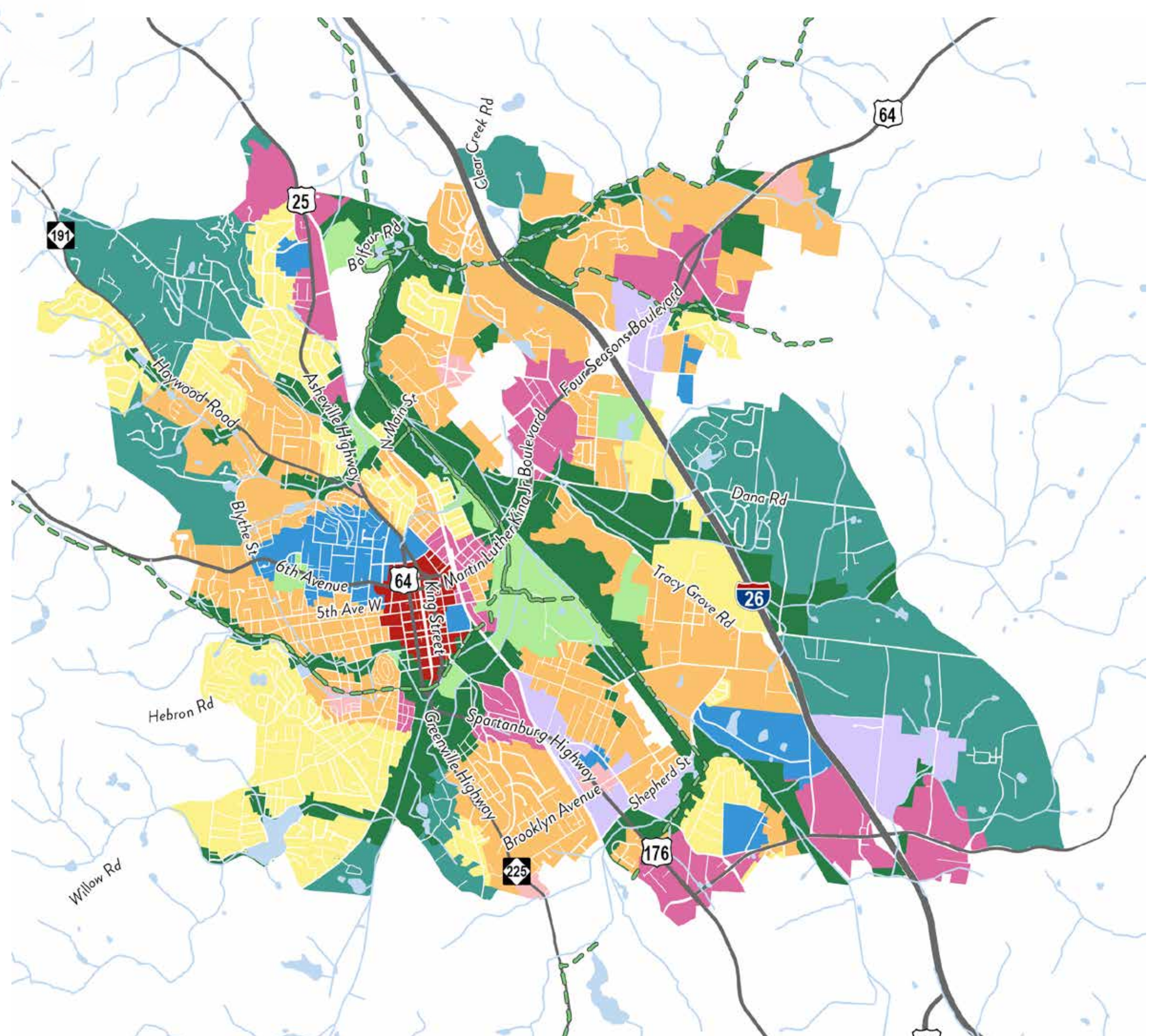
Diverse Housing Integration

Scenario B promotes diverse housing integration within infrastructure-supported areas, concentrates commercial activities near housing units, and envisions transforming aging employment spaces into creative hubs. It emphasizes connectivity through safe bike and pedestrian facilities, opts for a compact development form for efficient infrastructure delivery, and allows for increased development rights to address rising land costs. Scenario B also maximizes existing sites through redevelopment, limiting the future development footprint and preserving undeveloped areas, such as greenfield sites.



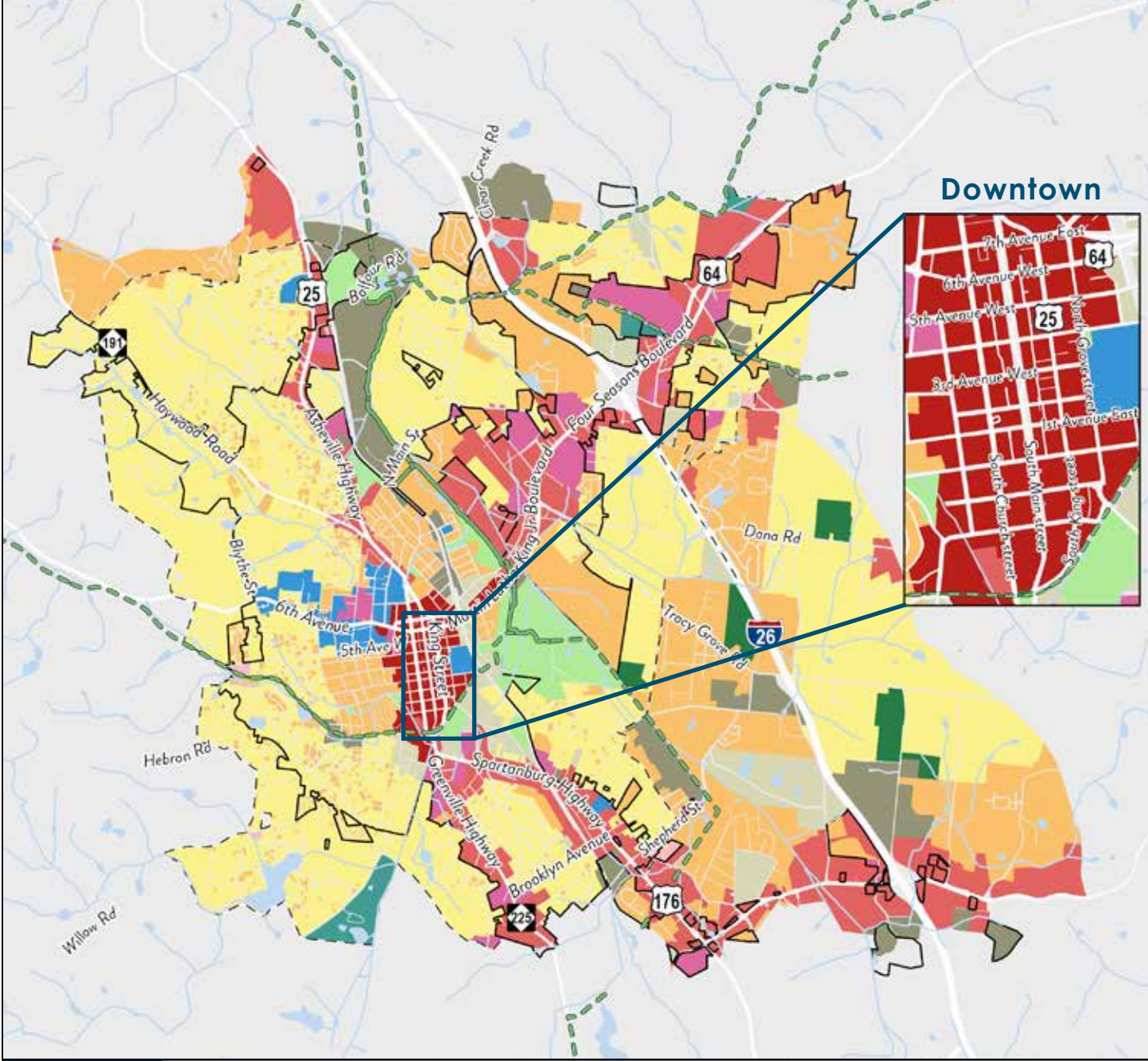
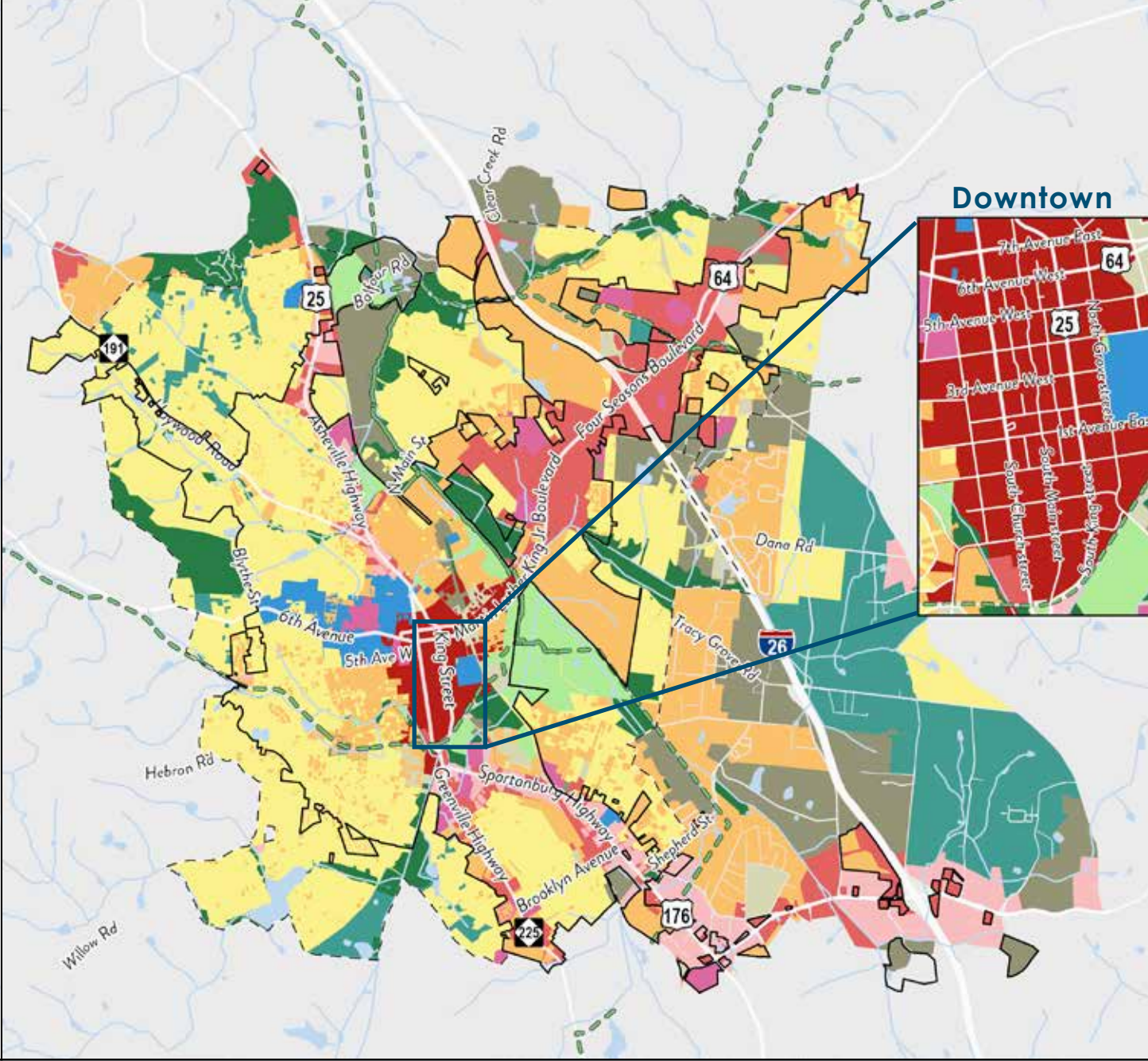
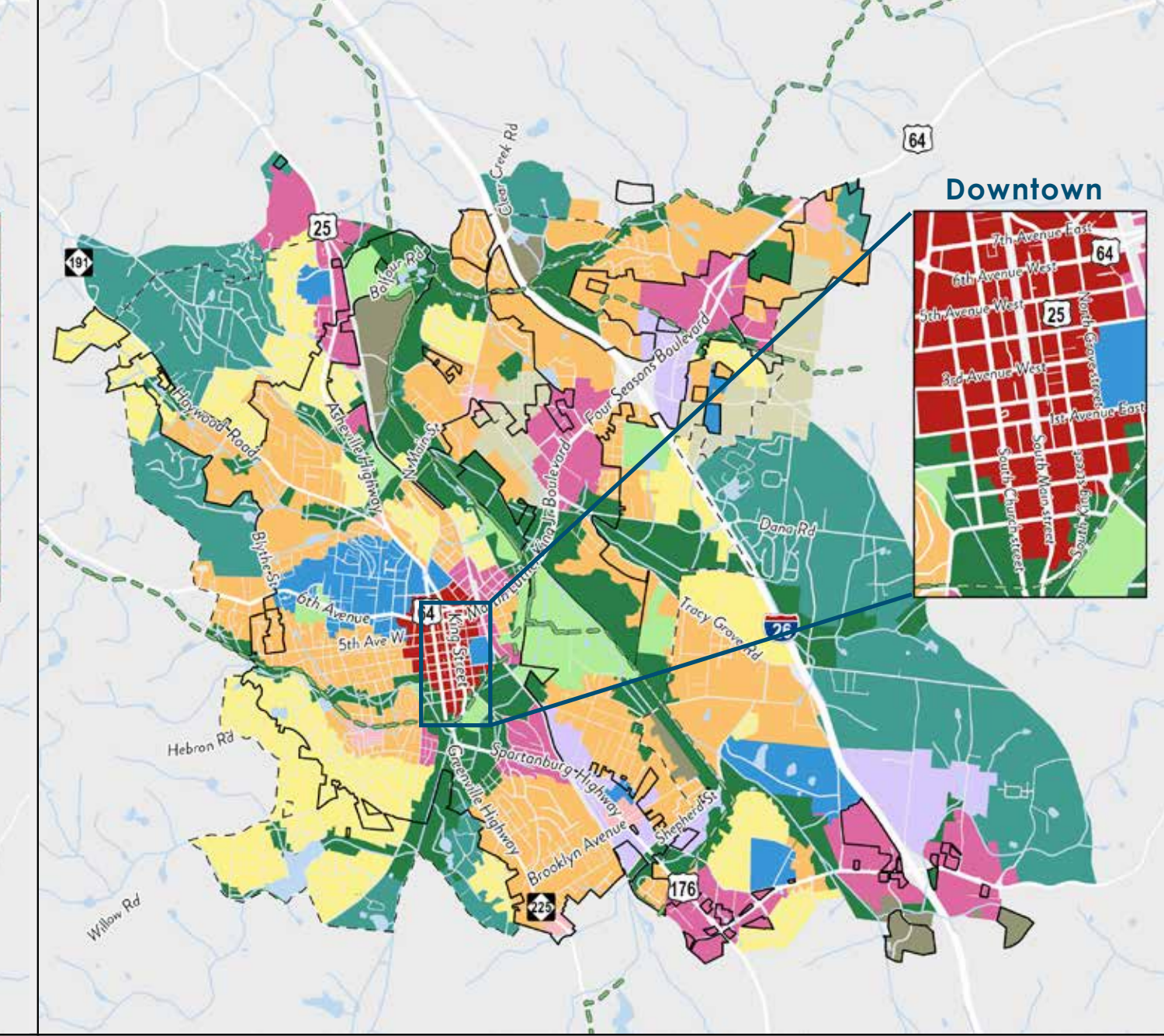
Neighborhood Scale and Character

Scenario B prioritizes the preservation of existing neighborhood scale and character, ensuring that any developments align harmoniously with the surrounding environment. It places a strong emphasis on the protection and elevation of historic and cultural assets. The scenario involves a proactive approach by avoiding areas with development constraints, minimizing potential damage to both public and private investments.



SIDE BY SIDE COMPARISON

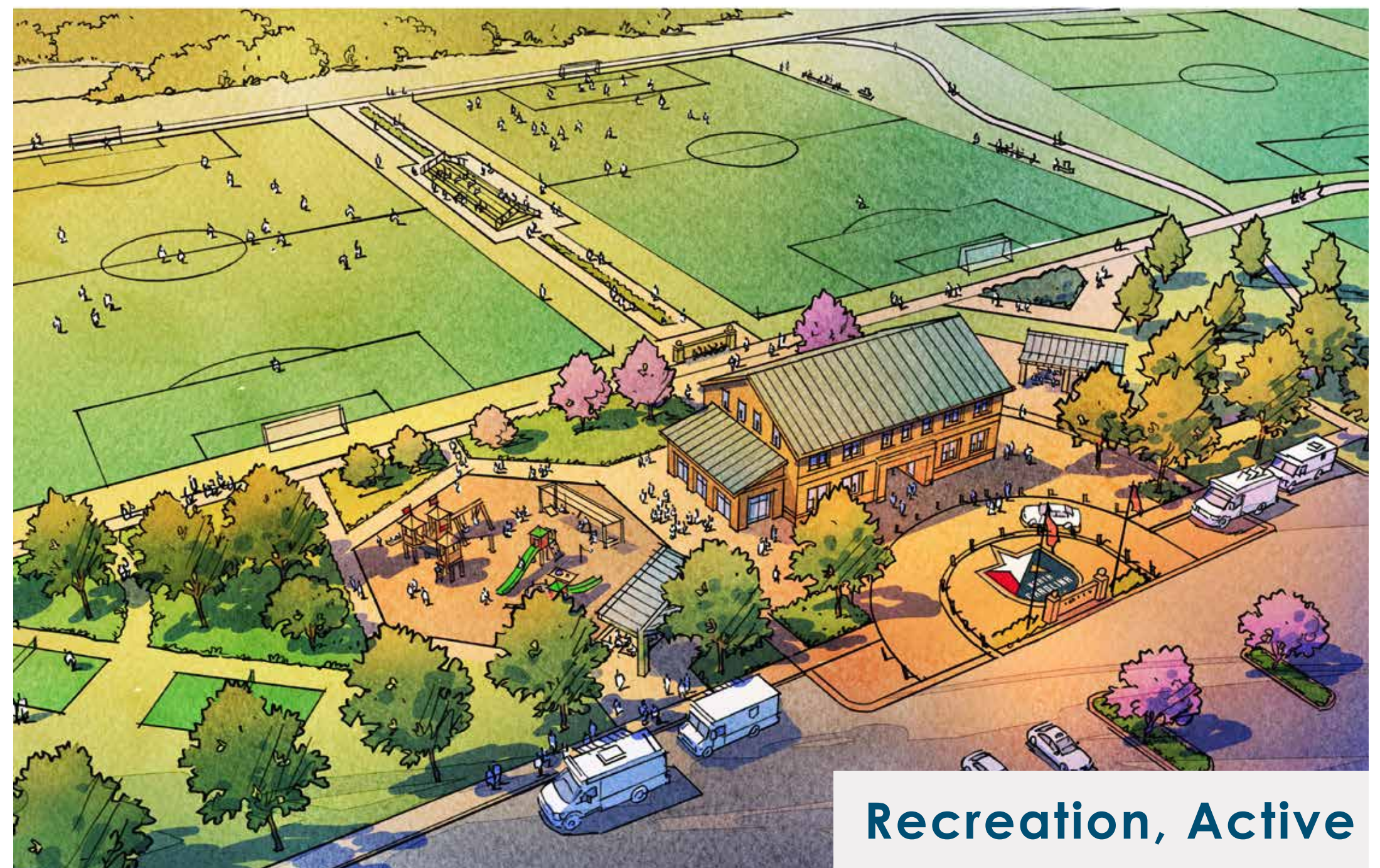
For each category, which scenario do you prefer?

	Scenario A1	Scenario A2	Scenario B
			
Footprint	<p>Development occurs on all land in the City's Planning & Zoning Jurisdiction</p> <p>Add a dot here.</p>	<p>Development occurs on all land in the City's Planning & Zoning jurisdiction.</p> <p>Add a dot here.</p>	<p>Development is encouraged to occur in the current footprint utilizing the underutilized parcels inside the city limits, and a stronger emphasis on open space conservation reduces the amount of vacant sites being converted for development.</p> <p>Add a dot here.</p>
Intensity	<p>Intensity is dictated by current standards</p> <p>Add a dot here.</p>	<p>Intensity is dictated by current standards and influenced by the land use pattern reflected in the adopted Future Land Use Map.</p> <p>Add a dot here.</p>	<p>Intensity is increased in areas served by existing infrastructure, particularly in the center (downtown) and along the corridors east of Mud Creek. Key nodes are the locations of substantial increases offset by greater levels of open space conservation throughout the city.</p> <p>Add a dot here.</p>
Open Space	<p>The system of public open space complements the private open space set aside in accordance with current ordinance standards.</p> <p>Add a dot here.</p>	<p>The system of public open space, expanded and through land acquisition by the City (or County) for public parks per adopted plans, complements the private open space set aside in accordance with current ordinance standards.</p> <p>Add a dot here.</p>	<p>Higher open space requirements expand the amount of open space in the development pattern, complementing the open space conserved as the system of public open space.</p> <p>Add a dot here.</p>
Mobility	<p>The existing road network is the primary means of circulation and access. Heavy reliance on private automobiles remains.</p> <p>Add a dot here.</p>	<p>The existing road network is the primary means of circulation and access. Reliance on private automobiles is reduced in areas where a concerted effort to improve pedestrian and bike facilities is made.</p> <p>Add a dot here.</p>	<p>The existing road network is supplemented by local transit and an expansive system of trails that support ped/bike mobility connecting.</p> <p>Add a dot here.</p>

OPEN SPACE

Place a dot on examples you would like to see in Hendersonville!

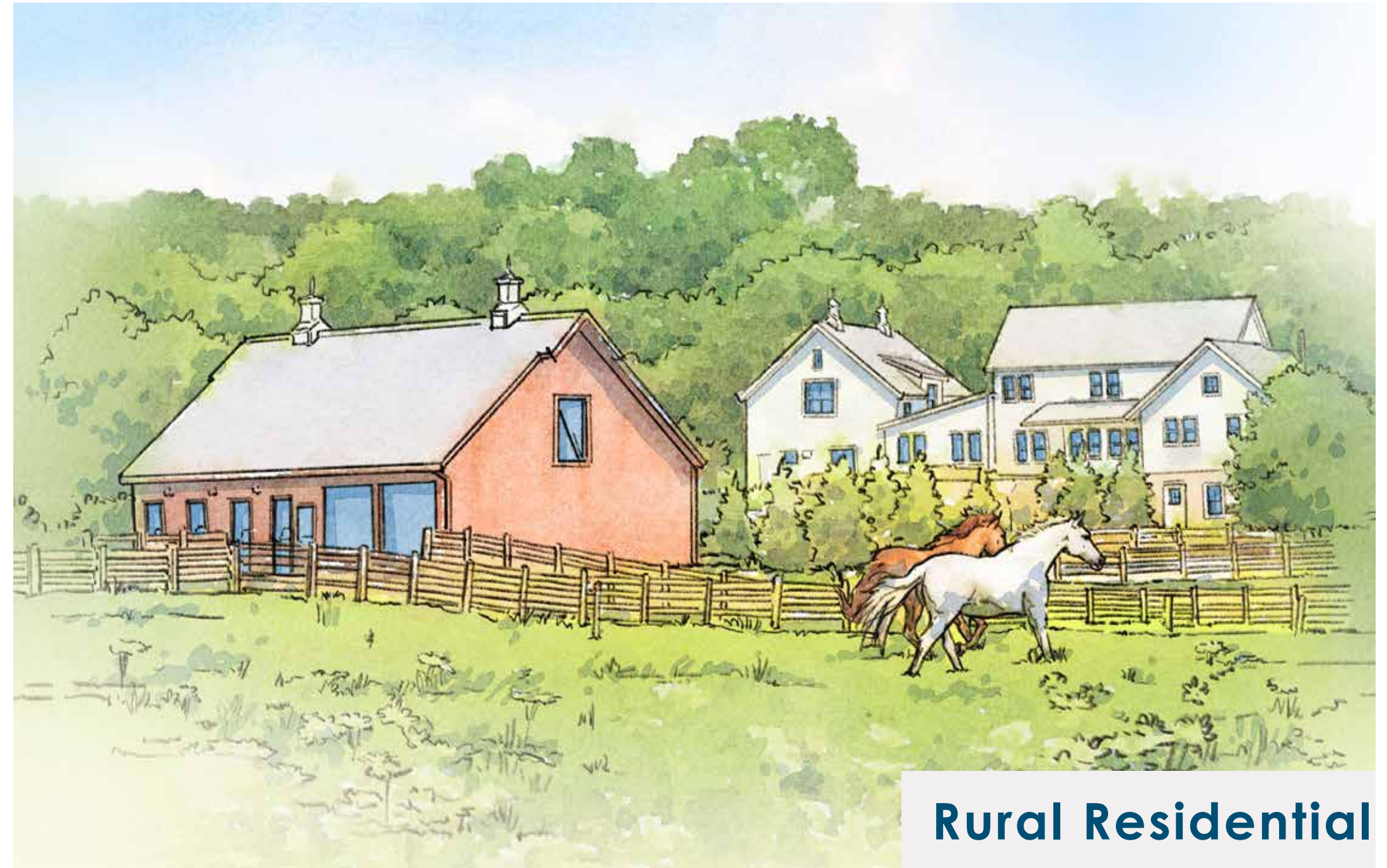
Add any additional comments here!



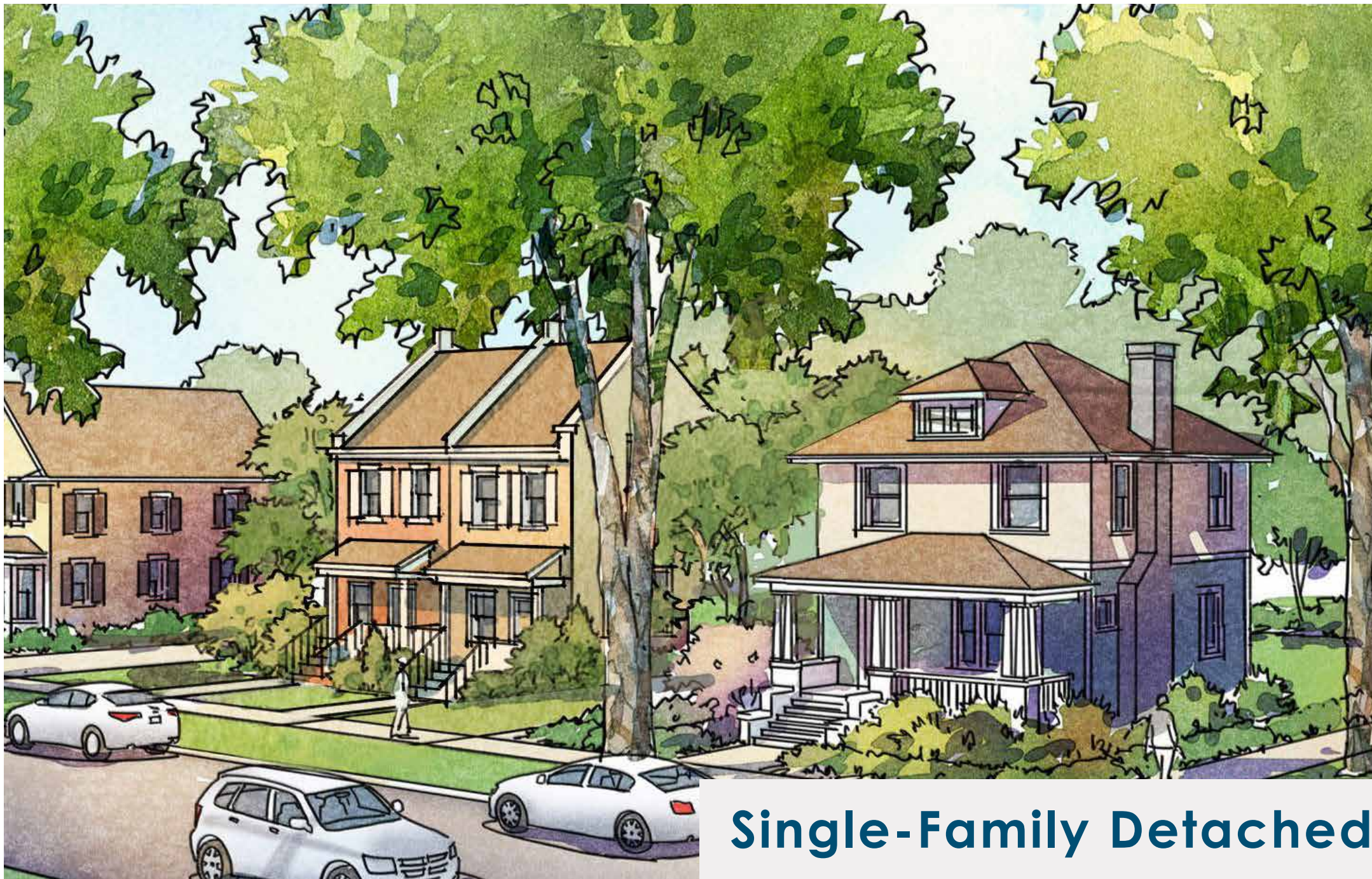
LIVING

Place a dot on examples you would like to see in Hendersonville!

Add any additional comments here!



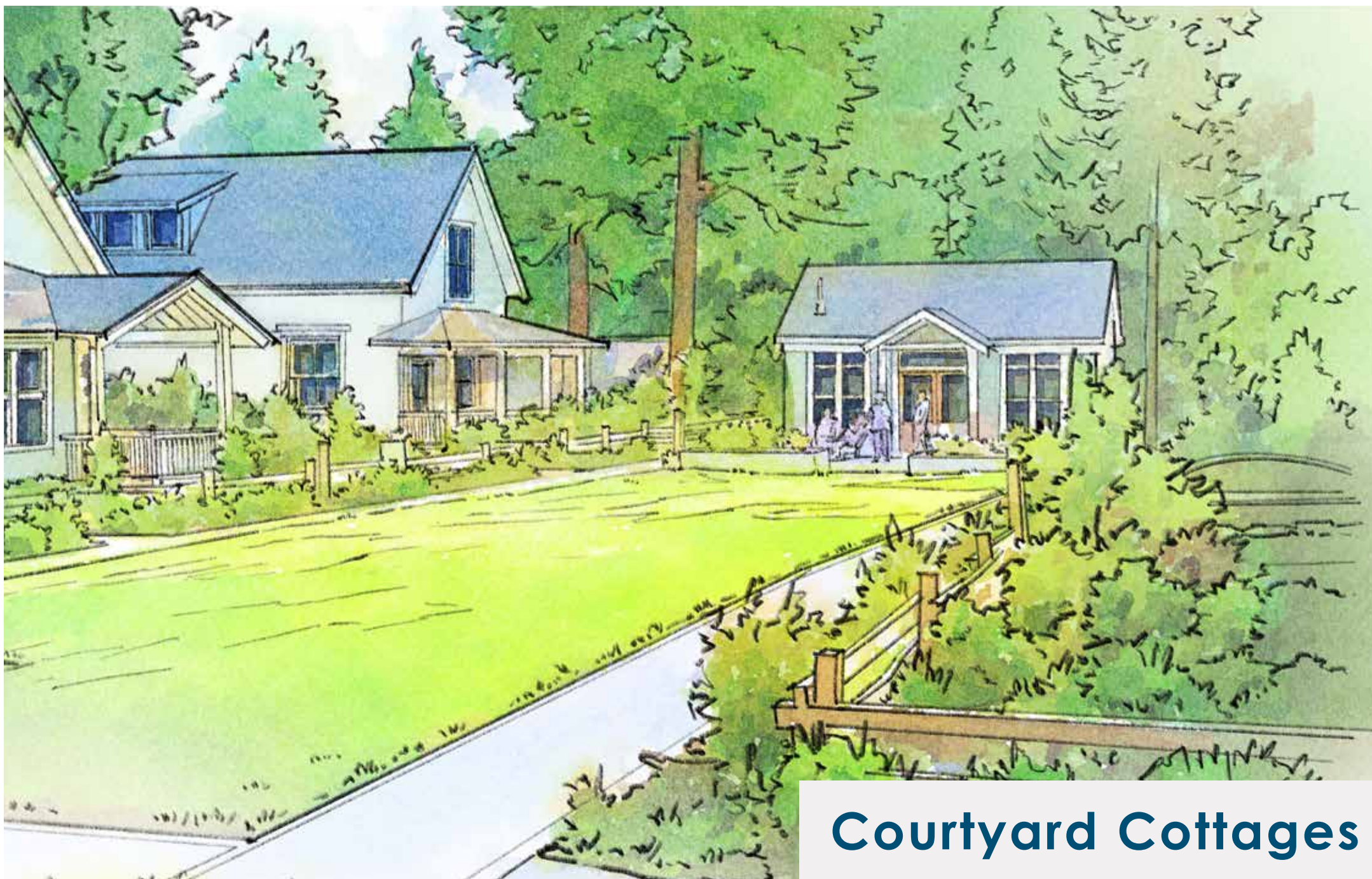
Rural Residential



Single-Family Detached



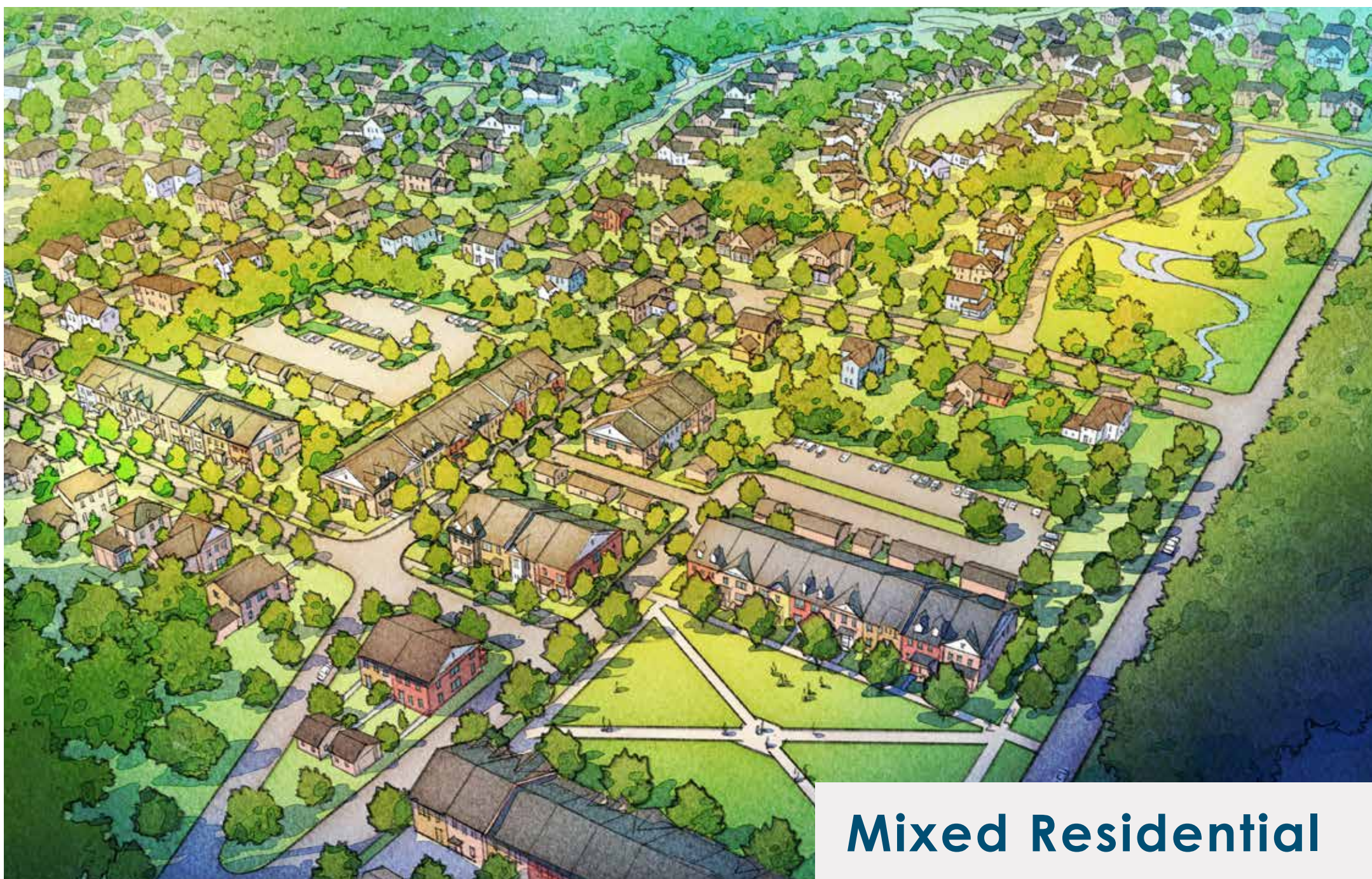
Single-Family Detached



Courtyard Cottages



Townhouse



Mixed Residential



Apartments / Condominiums

ACTIVITY CENTERS

Place a dot on examples you would like to see in Hendersonville!

Add any additional comments here!



EMPLOYMENT

Place a dot on examples you would like to see in Hendersonville!

Add any additional comments here!



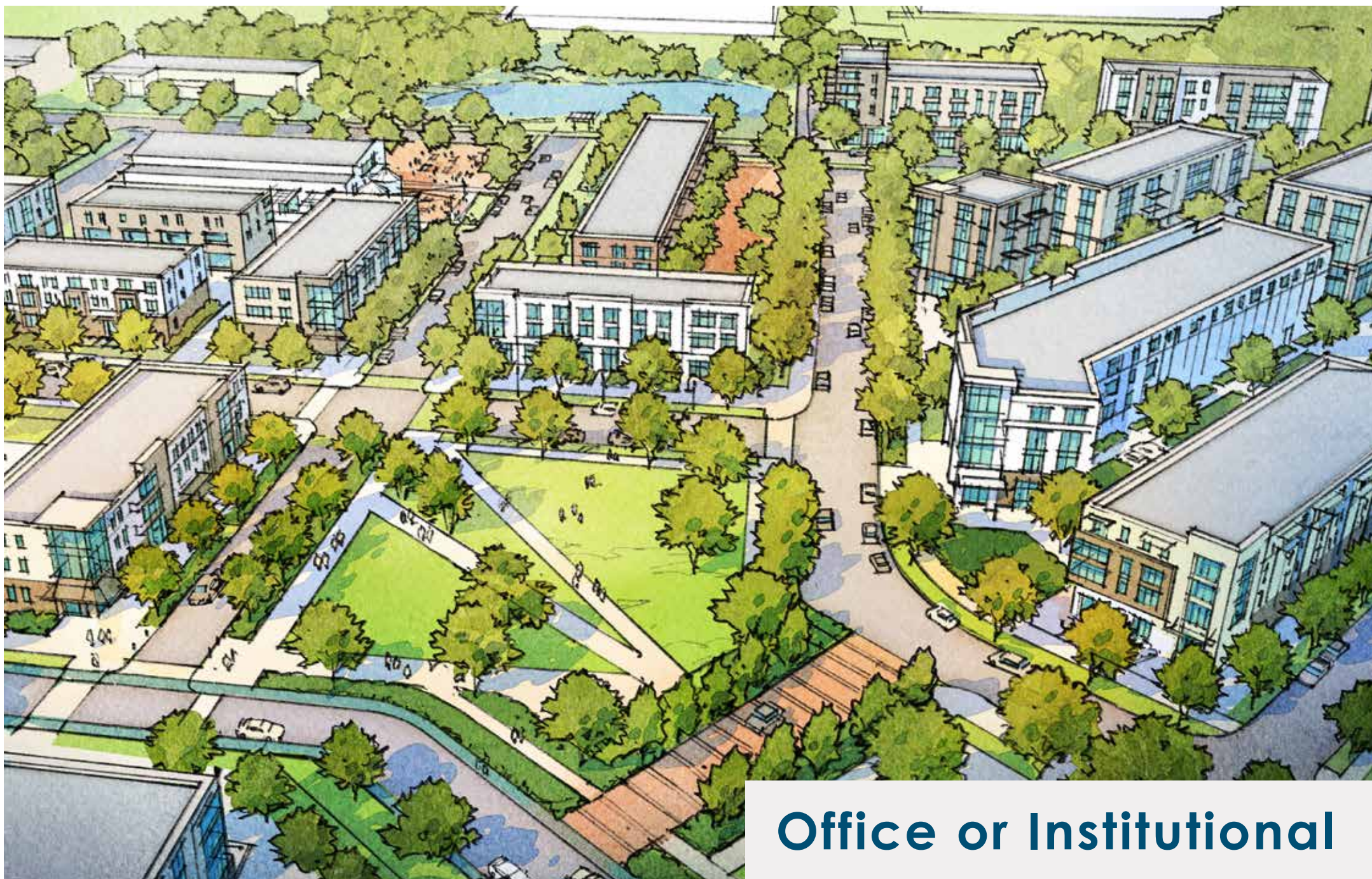
Live-Work Unit



Institutional



Office



Office or Institutional



Industrial



Light Industrial



Industrial